

# Logan Plan 2025: What's changing?

Our new planning scheme, Logan Plan 2025, will guide future growth, development and infrastructure delivery in Logan. We want to make sure we have the right type of development in the right places to help our growing city to thrive.

We've listened to feedback. We're keeping what works well from our current planning scheme, updating the parts that need to reflect more recent information, and improving areas that could be working better. The diagram shows the five key focus areas for our new plan.

The changes our new plan will introduce each cover one or more of these key focus areas. This guide will help you understand how these changes will impact future development in our neighbourhoods, our activity centres, our growth areas, and around our city.



## In our neighbourhoods

We want to protect our residential neighbourhoods and provide choices to suit the different needs of our diverse and growing community.

<p><b>More housing choices</b></p>	<p>Our lifestyles and communities are really important. Our residential neighbourhoods provide great places for families, but houses (large detached dwellings) don't suit everyone. It's important we can provide other options for our growing population, like townhouses, units and apartments. We will also need retirement living options to allow people to remain in the areas they love as they age.</p>
<p><b>In the right places</b></p>	<p>We want to make sure these different housing options are in the right places, with access to the right services. For example, we don't want apartments popping up between homes in our neighbourhood streets, causing issues with traffic and noise. In our new plan, we will make it easier for these types of developments to happen in areas close to our activity centres and public transport hubs, to improve convenience and lifestyle.</p>

<p><b>Good design</b></p>	<p>In our new plan we want to ensure we improve the quality and design of these developments so that they are more attractive and provide better living conditions. This will include stronger guidance for landscaping, privacy, access and entry (for both cars and people), parking, servicing, private and communal open space and facilities, and better use of natural light, shade and ventilation. Delivering higher quality multiple-dwelling developments will make them a more attractive option for our community.</p>
<p><b>Shops in centres</b></p>	<p>It's sensible for shops and cafes, which generate traffic, noise and light, to be located in our centres, rather than in the streets where we live. Our new plan will restrict these activities in our residential areas and allow them to be established at a larger scale in our neighbourhood centres. We will provide for small-scale night-time activity in our centres, so that residents can enjoy an evening out closer to home.</p>



## In our activity centres

Logan doesn't have a single central business district, like Brisbane. Instead we have a number of different centres across our city that provide services to local residents, supporting our economy, lifestyles and community. Our centres are gathering places which provide jobs, convenience and entertainment for our people.

<p><b>Expanding centres</b></p>	<p>In some areas our centres are not able to expand to meet the demands of our growing communities. This means our residents need to travel further to get what they need, taking money and jobs away from our city. Our new plan will provide more area for centres to expand in key locations like Underwood and allow larger floor space for businesses to scale up in other centres, like Holmview Central and Chatswood Central. This may provide the opportunity, for example, for an additional supermarket, discount department store or boutique cinema.</p>
<p><b>Living and working near our centres</b></p>	<p>In areas like Springwood and Shailer Park, there are opportunities to allow a mix of residential and commercial developments, such as apartments, cafes or gyms, close to the existing centres. This will provide more job and housing options in areas that are well serviced, and attract more activity and investment in these centres.</p>

<p>Reflecting what's changed and what we've learned</p>	<p>We'll also be updating our plans for other centres to make sure they respond to changes arising from community input, approved development, planning studies and infrastructure investment, such as new or re-aligned roads, the relocation of rail stations by the Queensland Government and the M1 upgrades. This will also result in the boundaries of some local plans being adjusted to make the intended outcomes in those areas clearer. For example, we will divide the existing Springwood plan to provide separate attention for Springwood and Slacks Creek, and we will combine our focus for Loganlea and Meadowbrook into a single plan which promotes a health, education and knowledge precinct. We will also adjust building heights in some areas, such as Beenleigh and Springwood, to encourage development. Our new plan will also reflect our improved understanding of flood risk to ensure future development keeps people and property safe.</p>
<p>Good design</p>	<p>There is also an opportunity to improve the way our centres look and function through stronger design requirements. This may include, for example, making sure our streets include landscaping and pedestrian and cycle paths.</p>



## In our growth areas

The Queensland Government's Regional Plan for South-East Queensland identifies Logan as having lots of potential to accommodate future communities. Areas in the south and west of our city, in particular, are major growth fronts. Planning, delivering and maintaining the infrastructure, like roads, drainage, water and parks, to service these new communities costs a lot of money. We need to use funds responsibly by providing infrastructure and services in a logical sequence that is affordable as our city grows.

<p>Sequencing growth</p>	<p>Our resources are used most efficiently when we extend our infrastructure networks in a coordinated way, integrated and sequenced with our land use planning. When a development happens outside of this framework, we need to divert funds from other planned projects or areas. This creates problems in other areas and is not sustainable in the longer term for our community.</p> <p>Our new plan will guide development in new areas to discourage pockets of growth which are unplanned, isolated from infrastructure and costly to service. This will help us better provide for our new communities and responsibly manage our resources.</p>
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## Good design

We want to improve the way our new areas look and function. We will be introducing requirements for well-designed future communities that:

- have blocks of different lengths (not all the same size), with good connections for walking and cycling
- provide stronger links between existing and new green spaces with the surrounding areas, and retain more of the existing vegetation in the area
- include better landscaping to improve privacy and appearance
- consider climate-sensitive design, for example making better use of natural cooling and shade
- promote walkability, safety in public spaces and healthy lifestyles.



## Around our city

There are various changes we need to make to improve the way our city operates to support our future communities, lifestyles, economy, environment, safety and opportunities.

## Supporting jobs and industry

Warehousing and industrial developments play an important role in providing future jobs in our growing city. The South East Queensland Regional Plan identifies Park Ridge as an area of regional importance for these types of activities and enterprises.

In our new plan we will make the intended use of this land clearer and strengthen guidelines for development to avoid issues (such as odour, light and noise) for surrounding residential communities. For example, operations with higher impacts must be further away, and we may use vegetation buffers to ensure existing and future homes are not overlooking large industrial buildings.

We will also introduce design provisions to improve the way the area looks and functions, with landscaping a key priority.

## A green city

Our city vision reflects the community's priority on green space and our natural assets. Our new plan will help strengthen our position as a "green city" by guiding development to consider aspects like tree shade cover as part of a 'green network', particularly in our streets and public spaces to encourage walking, cycling and healthy lifestyles.

We're also focusing on protecting green values, water sensitive urban design, landscaping and gardens, as well as green walls and facades.

	<p>We're reviewing our requirements for tree clearing in areas of environmental significance, and encouraging existing vegetation to be retained. These changes will help to preserve our environment, improve the way our city and streets look and feel, and reduce hard surfaces and heat generation.</p>
<p>Tourism</p>	<p>Logan is rich in natural beauty and is located between the tourism hot spots of Brisbane and the Gold Coast. We have an opportunity to take advantage of our position and our strengths to attract visitors and provide more recreational facilities in our local community. This will also create jobs and investment to support our economy.</p> <p>Our new plan will introduce specific rules to make it easier for tourism ventures to thrive. This may include, for example, nature-based tourism and short-stay tourist parks (caravans, cabins, tents) in our rural areas. We need to achieve this in a way that protects our environment and green spaces, and avoids impacting surrounding areas and lifestyles.</p>
<p>Flooding</p>	<p>With 2 major rivers and around 50 creek catchments in Logan, our valued natural environment includes the risk of flooding. The safety of our community is extremely important, and our new plan needs to use the best possible information and practices to guide the way we manage this risk.</p> <p>The State Planning Policy and the outcomes of the Queensland Floods Commission of Inquiry require us to consider climate change and take a risk-based approach to our flood hazard mapping and assessments.</p> <p>Our new plan will consider both the likelihood of different flood events, and their impact in terms of how dangerous the flooding might be and how prepared different areas of our community are. We will introduce different categories of risk and appropriate requirements to keep people and property safe. For example, we need to avoid development in areas of high flood risk. Where the risk is moderate, some activities may be permitted, such as parks or sports grounds, provided certain conditions are met, such as safe evacuation routes. In areas of lower risk there may be requirements for development to include measures to mitigate the flood risk, for example by raising building floor levels.</p> <p>We will continue to update and validate our flood modelling as new technology and new information about rainfall and flood events becomes available. We will make this information available to our community to help raise flood awareness, readiness and resilience.</p>

Heritage	<p>Logan is a city of pride, with a rich history and cultural diversity. While our current planning scheme includes provisions to protect our heritage, a review by specialist consultants found areas for improvement. In our new plan we will strengthen our approach and align it with legislative requirements and best practice.</p> <p>This will include, for example, stronger criteria for determining the values of a heritage place and allowing the community to nominate local places of significance. We will also ensure that future development on land adjoining heritage places considers appropriate protections. We will also acknowledge and recognise the cultural heritage values of our city's traditional owners, and obligations under the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>
Service stations	<p>Service stations are an important convenience in our city, and we expect to see more of them as our growth continues. We want to make sure they are in the right locations and impacts on surrounding areas, like noise and light, are appropriately managed.</p> <p>To achieve this our new plan will introduce a set of rules to guide new Service stations developments. This may include, for example, landscaping along the street and boundaries and making sure they are located on major roads rather than in our suburbs.</p>
Places of worship	<p>Places of worship are used as gathering spaces for organised religious activities, such as a church, chapel, mosque, synagogue or temple, and associated social, educational or charitable activities. Logan is a city of significant cultural diversity, and these places are an important part of our lifestyle and community. While larger religious organisations can establish suitable facilities, smaller groups sometimes struggle, resulting in gatherings in residential neighbourhoods which cause issues with privacy, noise, light and parking.</p> <p>Our new plan will make it easier for Places of worship to be established in the right areas. We will strengthen requirements for well-designed buildings with appropriate landscaping, parking and other measures on-site to manage impacts on surrounding properties.</p>
Advertising devices	<p>Advertising devices can be a sign, structure or other device used for information and advertising. We need to make sure they don't create safety hazards, lighting issues or visual clutter. Currently Council regulates permanent advertising devices through the planning scheme,</p>

	<p>and temporary signage, like a banner or real estate sign, through a local law.</p> <p>To improve consistency and efficiency, we are removing the regulation of advertising devices from our new planning scheme and will use a local law, with more specific and transparent requirements.</p>
Mixed use zone	<p>The Mixed use zone currently supports many different types of activities. This creates uncertainty and could result in the co-location of activities that are not compatible, leading to health and safety concerns and multiple complaints.</p> <p>In our new plan we will remove the Mixed use zone and transfer the areas to a more specific zoning that makes the intended activity clearer for future developments. For example, areas that support retail, office and community uses may be included in the Specialised centre zone, and areas with a mix of uses or primarily low impact industry uses could be part of the Low impact industry zone.</p>