

Logan Planning Scheme 2015 (v9.0) and Temporary Local Planning Instrument (No.1/2023))


Overlays (Part 8)


OM-01 Acid sulfate soils overlay

OM-01.00 Acid sulfate soils overlay

 OM-01.00 Acid sulfate soils overlay


OM-01.01 Acid sulfate soils

 Potential and actual acid sulfate soils area at or below 5 metres AHD


 Potential and actual acid sulfate soils above 5 metres AHD and at or below 20 metres AHD


OM-02 Biodiversity areas overlay

OM-02.00 Biodiversity areas trigger


 Biodiversity area


OM-02.01 Vegetation management areas

 Primary vegetation management area

 Secondary vegetation management area


OM-02.02 Biodiversity corridors


 Biodiversity corridor


 Koala corridor


 Environmental management and conservation area


OM-02.03 Locally significant vegetation types


 Locally significant Melaleuca irbyana area

 Locally significant Melaleuca irbyana 50m buffer area


 Locally significant Melaleuca irbyana 150m buffer area


 Locally significant Vine Forest area


 Locally significant Gossia gonoclada area


 Locally significant remnant vegetation area

OM-02.04 Matters of state and local significance

 OM-02.04 Matters of state and local significance


 Both matters of local and state environmental significance

 Matters of local environmental significance


 Matters of state environmental significance


OM-03 Bushfire hazard overlay


OM-03.00 Bushfire hazard trigger


 Bushfire hazard area

OM-03.01 Bushfire hazard risk area

 Bushfire hazard - very high potential


 Bushfire hazard - high potential


 Bushfire hazard - medium potential

 Bushfire hazard - potential impact buffer


OM-04 Extractive resources overlay


 Extractive resources area

 Transport route separation area

 Extractive resource - processing area

OM-04.01 Extractive resources processing and separation areas

 Transport route


 Extractive resource separation area


OM-05 Flood hazard overlay - TLPI 1/2023


OM-05.00 Flood assessment area





OM-05.01 Flood risk areas

 High flood risk area

 Moderate flood risk area

 Low flood risk area


 Very low flood risk area


 Flood investigation area

OM-05.02 High flow area



OM-05.03 Isolated islands


 High flood island


 Low flood island

OM-05.04 Meadowbrook flood assessment area



OM-06 Greenbank Training Area buffer overlay

 Greenbank Training Area


 Greenbank Training Area buffer


OM-07 Heritage overlay

OM-07.00 Heritage trigger



OM-07.01 Heritage areas

 Grave site


 Local heritage area


OM-08 Landslide hazard and steep slope area overlay


OM-08.00 Landslide hazard and steep slope area trigger




OM-08.01 Landslide hazard and steep slopes

 Historical landslide area

 12 percent slope investigation area


 Equal to or greater than 12 percent slope hazard area

 Equal to or greater than 15 percent slope hazard area


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
 Environmental management and conservation area


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
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
 Matters of state environmental significance


OM-03 Bushfire hazard overlay


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OM-05 Flood hazard overlay - TLP1 1/2023


OM-05.00 Flood assessment area





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OM-05.04 Meadowbrook flood assessment area



OM-06 Greenbank Training Area buffer overlay

 Greenbank Training Area

 Greenbank Training Area buffer


OM-07 Heritage overlay

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 Grave site

 Local heritage area


OM-08 Landslide hazard and steep slope area overlay


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 Equal to or greater than 12 percent slope hazard area





 Equal to or greater than 15 percent slope hazard area

OM-08 Landslide hazard and steep slope area overlay

OM-08.00 Landslide hazard and steep slope area trigger



OM-08.01 Landslide hazard and steep slopes

-  Historical landslide area
-  12 percent slope investigation area
-  Equal to or greater than 12 percent slope hazard area
-  Equal to or greater than 15 percent slope hazard area

OM-09 Regional infrastructure corridors and substations overlay




OM-09.00 Regional infrastructure corridors and substations trigger

-  Regional infrastructure and buffer area

- Regional infrastructure

OM-09.01 Regional infrastructure corridors and facilities





SEQWater facility

-  Bulk water pump
-  Bulk water reservoir
-  Bulk water - water quality facility

SEQWater facility area



-  Substation

Powerline corridor and buffer

-  Powerline corridor 110kv
-  Powerline corridor 275kv
-  Powerline corridor 275kv buffer 40m
-  Petroleum pipeline corridor

Water pipeline corridor

Wastewater facility and buffer

-  Wastewater facility
-  Wastewater facility - 500m buffer

OM-10 Residential overlay

OM-10.00 Residential overlay





OM-11 Strategic airport and environs overlay

OM-11.00 Strategic airport and environs trigger







OM-11.01 Strategic airport and environs overlay






-  Obstacle limitation surface area
-  Bird and bat strike area

OM-12 Transport noise corridors overlay






Transport noise corridor - Local government road

-  Cat 1: 58 dB(A) =< Noise Level < 63 dB(A)
-  Cat 2: 63 dB(A) =< Noise Level < 68 dB(A)
-  Cat 3: 68 dB(A) =< Noise Level < 73 dB(A)
-  Cat 4: Noise Level >= 73 dB(A)

Transport noise corridor - State-controlled road (mandatory)

-  Cat 0: Noise Level < 58 dB(A)
-  Cat 1: 58 dB(A) =< Noise Level < 63 dB(A)
-  Cat 2: 63 dB(A) =< Noise Level < 68 dB(A)
-  Cat 3: 68 dB(A) =< Noise Level < 73 dB(A)
-  Cat 4: Noise Level >= 73 dB(A)

Transport noise corridor - Railway



-  Cat 0: Noise Level < 70 dB(A)
-  Cat 1: 70 dB(A) =< Noise Level < 75 dB(A)
-  Cat 2: 75 dB(A) =< Noise Level < 80 dB(A)
-  Cat 3: 80 dB(A) =< Noise Level < 85 dB(A)
-  Cat 4: Noise Level >= 85 dB(A)

OM-13 Water resource catchments overlay

OM-13.00 Water resource catchments trigger



OM-13.01 Water resource catchment





-  Cedar Grove water storage catchment
-  Tingalpa water storage catchment

OM-14 Waterway corridors and wetlands overlay




OM-14.00 Waterway corridors and wetlands trigger

-  Erosion prone area trigger
-  Waterway corridor trigger
-  Wetland area trigger
-  Wetland buffer trigger

OM-14.01 Waterways

-  Minor waterway
-  Medium waterway
-  Major waterway
-  River waterway

OM-14.02 Wetlands

- Wetlands
-  Major wetland
-  Minor wetland
-  Wetland buffer

OM-14.03 Erosion prone areas



















Zones and Precincts (Part 6)



ZM-02.00 Precinct map



ZM-01.00 Zone map






	Centre
	Community facilities
	Emerging community
	Environmental management and conservation
	Low density residential
	Low impact industry
	Low-medium density residential
	Medium density residential
	Medium impact industry
	Mixed use
	Priority development area
	Recreation and open space
	Rural
	Rural residential
	Special purpose
	Specialised centre

Local Plans (Part 7)





	Local plan boundary
	Precinct area

Local plan figures 7.2.1.4.1 to 7.2.10.4.4

Local plan figures locations

	Landmark building
	Transit hub
	Plaza
	Indicative cycle centre location
	Streetscape section and plan view number

Local plan figures lineage

	Contours (5m)
	Active frontage street
	Streetscape section and plan view arrow
	Streetscape section and plan view extent

Movement

	Inner ring road
	Path for urban collector
	Access laneway
	Shared access area
	Pedestrian network
	Generous footpaths for pedestrians and cyclists
	SEQ principal cycle network
	District cycle network
	Major cycle network

Local plan figures 7.2.1.4.1 to 7.2.10.4.4

Local plan figures areas

	Local plan figure extent
	Local plan boundary
	Local plan precinct
	Town square
	Park/Village green
	School
	Building
Movement	
	Main street
	New road
	Road
	Access laneway
	Railway
	Wembley Road urban boulevard
	Shared zone
	Pedestrian access only
	Signalised pedestrian crossing
	Pedestrian link bridge

Local plan figures building heights

	Maximum building height - 8.5m
	Maximum building height - 12m
	Maximum building height - 15m
	Maximum building height - 20m
	Maximum building height - 25m
	Maximum building height - 27m
	Maximum building height - 30m
	Maximum building height - 32m
	Maximum building height - 40m
	Maximum building height - 60m
	Maximum building height - 90m

Zone and precinct figures

Figures 6.2.12.3.1-3


	Agricultural land classification
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Figure 6.2.10.3.1 and Figure 6.2.15.3.1

Zone building heights















	Maximum building height - 20m
	Maximum building height - 40m
	Maximum building height - 60m

Figure 6.2.10.3.2

	Berrinba Amentiy Wall
	Berrinba 5m landscaped buffer area

Figures 6.2.15.3.1-2

	Old Chatswood Road precinct layout
	Old Chatswood Road precinct layout boundary
	Future road network
	Main street
	Park - flood plain management area
	Subject site
	Active street frontage
	Limited access
	Pedestrian and cycle network

Local Government Infrastructure Plan (Part 4)




LGIP - 01.00 Priority infrastructure area and projection area

 Priority infrastructure boundary

Projection area

-  Balance statistical local area
-  Beenleigh
-  Bethania - Waterford
-  Browns Plains
-  Carbrook - Cornubia
-  Daisy Hill - Priestdale
-  Eagleby
-  Edens Landing - Holmview
-  Greater Flagstone
-  Greenbank - Boronia Heights
-  Jimboomba Local Plan
-  Kingston
-  Logan Village Local Plan
-  Loganholme
-  Loganlea
-  Marsden
-  Mount Warren Park
-  Park Ridge - Logan Reserve
-  Rochedale South
-  Rural Living
-  Shailer Park
-  Slacks Creek
-  Springwood
-  Tanah Merah
-  Underwood
-  Waterford West
-  Wolffdene - Bahrs Scrub
-  Woodridge
-  Yarrabilba


LGIP - 02.00 Net developable area and planned density area

-  Residential development
-  Non-residential development and mixed development
-  Community
-  Education
-  Health


LGIP - 03.00 Plan for trunk water supply infrastructure


Existing trunk infrastructure

-  Water facilities

 Water mains

Proposed trunk infrastructure

-  Pump stations, flow meters, water quality monitoring, resevoir, chlorine dosing and pressure management facilities

 Water mains


Water service catchments

-  Kuraby
-  SRWP


LGIP - 04.00 Plan for trunk sewerage infrastructure


Existing trunk infrastructure

-  Sewerage facilities

 Sewerage mains

Proposed trunk infrastructure

-  Pump systems, sewer optimisations, system upgrades, pump stations, gravity main upgrades, conveyance projects and water treatment plants


 Sewerage mains


Sewerage service catchments

-  Beenleigh
-  Logan South
-  Loganholme

LGIP - 05.00 Plan for trunk stormwater infrastructure


Existing trunk infrastructure

-  Pits and headwalls

 Pipes, culverts and drains

 Detention basins

Proposed trunk infrastructure

 Land acquisition




 Land acquisition and capital works

Stormwater quantity areas

-  LA1
-  LA2
-  LA3
-  LA4
-  LA5
-  LA6
-  LA7
-  Jimboomba
-  Logan Village
-  Slacks-Scrubby Creek

LGIP - 06.00 Plan for trunk movement infrastructure

Existing trunk infrastructure

-  Local government controlled road
-  State government controlled road
-  Cycle network

Proposed trunk infrastructure

-  Intersections - Capital works only
-  Intersections - Land acquisition and capital works
-  Proposed cycle paths
-  Proposed roads - Capital works only
-  Proposed roads - Land acquisition and capital works
-  Proposed roads - Land acquisition only

Transport service catchments



-  Beenleigh
-  Browns Plains
-  Carbrook - Cornubia
-  Daisy Hill - Priestdale
-  Eagleby
-  Flagstone
-  Jimboomba
-  Kingston
-  Logan Central
-  Logan Village
-  Loganholme
-  Loganlea
-  Marsden - Waterford West
-  Mount Warren Park
-  Park Ridge
-  Rural Balance
-  Rural Living
-  Shailer Park
-  Springwood
-  Waterford - Holmview
-  Wolffdene - Bahrs Scrub
-  Yarrabilba

LGIP - 07.00 Plan for trunk parks infrastructure

Existing trunk infrastructure

-  Parks

Proposed trunk infrastructure

-  Land acquisition only
-  Land acquisition and capital works

Park service catchments

-  Beenleigh
-  Bethania - Waterford
-  Browns Plains
-  Daisy Hill - Priestdale
-  Eagleby
-  Edens Landing - Holmview
-  Flagstone
-  Greenbank
-  Jimboomba
-  Kingston - Loganlea
-  Logan Village
-  Loganholme East
-  Loganholme West
-  Marsden - Waterford West
-  Mount Warren Park
-  Park Ridge - Logan Reserve
-  Rochedale South - Springwood
-  Rural North Balance
-  Rural North East Balance
-  Rural South Balance
-  Rural South East Balance
-  Rural West Balance
-  Shailer Park
-  Underwood - Slacks Creek
-  Wolffdene - Bahrs Scrub
-  Woodridge
-  Yarrabilba

LGIP - 08.00 Plan for land for community facilities infrastructure

Existing trunk infrastructure

- ▲ Community facilities

Proposed trunk infrastructure

- ▲ General community space, performing arts, library and community centre

Community facility service catchments

-  Beenleigh
-  Bethania - Waterford
-  Browns Plains
-  Daisy Hill - Priestdale
-  Eagleby
-  Edens Landing - Holmview
-  Flagstone
-  Greenbank
-  Jimboomba
-  Kingston - Loganlea
-  Logan Village
-  Loganholme East
-  Loganholme West
-  Marsden - Waterford West
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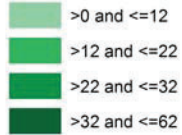
LGIP - 09.00 Priority infrastructure area and planning scheme zone map

-  Projection areas

Planning Scheme Policy Figures

Planning Scheme Policy 3 - Environmental management

Figure 3.1.10.1 Ecological significance



Planning Scheme Policy 5 - Infrastructure

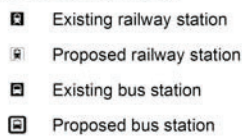
Figure 3.1.1.2.1 Cycle network

Cycle network

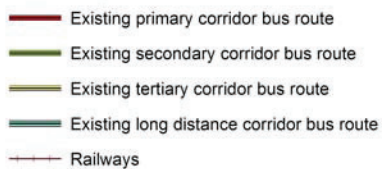


Figure 3.4.1.3.1 Public transport network

Bus and railway stations



Public transport - bus



Transit hubs

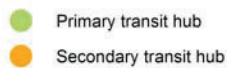
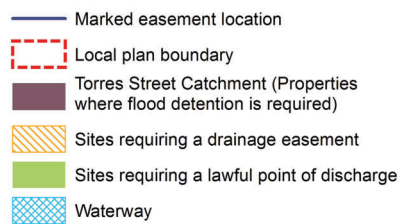


Figure 3.4.1.4.1 Road hierarchy






Figures 3.6.1.3.1-2

Loganholme stormwater management








Figures 7.2.1.1-9 General planning layouts

General planning layout locations

-  Controlled intersection
-  Left in left out intersection
-  Public transport access only

























General planning layout lineage

-  Pedestrian and cycle network
-  Indicative waterway alignment
-  Future dwelling alignment
-  Emergency access bund
-  Electrical easement

General planning layout areas



-  General Planning Layout Extent; Extent
-  Park Ridge Structure Plan Area - Phase 1
-  Park Ridge Connector
-  Future Road Design
-  Waterway and Flooding
-  Wetland
-  Bioretention Basin
-  Bridge
-  Community Facilities
-  Environmental Management and Conservation
-  Existing School
-  Existing and Proposed Parks
-  Low Density Residential
-  Mixed Use
-  Neighbourhood Centre
-  Future LGIP Parks
-  Fauna Movement Areas
-  Locally Significant Melaleuca Irbyana
-  Locally Significant Melaleuca Irbyana Buffer
-  Powerline 275kv Corridor Buffer Area
-  Stormwater Detention
-  Zone Precinct


Road type

-  Future Park Ridge connector
-  Highway
-  Main road
-  Urban arterial multi modal dual carriageway
-  Urban arterial dual carriageway
-  Urban arterial single carriageway
-  Urban collector single carriageway
-  Industrial collector
-  Industrial access road
-  Rural arterial single carriageway
-  Rural collector
-  Rural access
-  Local road network
-  Urban access road
-  Urban access street
-  Pathway
-  Future road network (Urban arterial dual carriageway)
-  Future road network (Urban collector single carriageway)
-  Future road network (Indicative urban collector)
-  Future road network (Industrial collector)
-  Future road network (Industrial access road)
-  Future road network (Rural collector)
-  Future road network (Urban access road)
-  Future road network (Urban access street)
-  Future road network (Transit road)


Development Codes (Part 9)

FIG 9.4.6.3.1 Regulated access area


-  Regulated access area
-  No vehicular access to road

-  Zone precincts


Zones

-  Community facilities
-  Environmental management and conservation
-  Low density residential
-  Rural residential


Base Layers

 Logan local government area boundary

Regional roads

 Dual carriageway


 Principal road


 Secondary road


 Minor road

 External local government areas


 Cadastre


 Watercourse


 Parcels with a building envelope

 Priority development area

Regional land use categories

 Urban footprint

 Rural living area

 Regional landscape and rural production area