



# **LOCAL GOVERNMENT CHANGE COMMISSION**

**2015**

## **REDIVISION OF ELECTORAL DIVISIONS WITHIN LOGAN CITY COUNCIL**

**FINAL DETERMINATION**

**OCTOBER 2015**





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### **FINAL DETERMINATION**

**OCTOBER 2015**

**Electoral Commission of Queensland  
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## FOREWORD

This report outlines the Final Determination for the redivision of electoral divisions within Logan City Council.

The *Local Government Act 2009 (Qld)* (the Act) provides for a Local Government Change Commission (the Change Commission) to conduct the assessment phase of the boundary change process. The Act also provides for the Change Commission to be the appointed independent assessment body for boundary changes within Logan City Council.

The Change Commission is made up of the Electoral Commissioner or a combination of the Electoral Commissioner, the Deputy Electoral Commissioner and a casual Commissioner. The Change Commission for this review is made up of:

- Mr Walter van der Merwe, Electoral Commissioner; and
- Mr Gregory Rowe, casual Commissioner (appointed on 13 November 2015 for three years by the Governor in Council).

On 2 April 2015 a reference was made to the Change Commission by the Minister responsible for Local Government (see Appendix B).

For electoral purposes Logan City Council is divided into 12 electoral divisions. This report outlines the Change Commission's Final Determination for the boundaries of the divisions. It also sets out the reasons for the Change Commission's determination. The Change Commission's proposal was adopted unanimously at a meeting held on Monday 28 September 2015, both Commissioners were present.

Chapter 1 of this report provides an introduction to the Change Commission's requirements for undertaking an assessment of the internal boundaries. Chapter 2 presents a summary of the review process that was undertaken. A more detailed outline of the Final Determination appears in Chapter 3. Maps of the final boundary changes are in Appendix F.

In accordance with the Act the Change Commission may conduct the review in any way that it considers appropriate. To this end, the Change Commission provided data on the current boundaries and enrolment statistics as sourced from the Australian Electoral Commission (AEC) as at 23 February 2015. The Change Commission called for both suggestions and objections to the proposed boundary changes. Four public suggestions and eight objections (including two from Councillors) were received.

The Logan City Council provided a written submission on 19 May 2015 to the Change Commission. The Council also provided a further submission in objection to the Proposed Determination on 18 September 2015. The Change Commission is appreciative of the Council for its suggestions and comments.

The Commissioners would also like to acknowledge the valuable assistance and expertise provided by the executive, mapping and support staff of the Electoral Commission Queensland including Dermot Tiernan, Zonka Petrussevska, Kurt Bonair, Moira McNeil, Yan Liu, Lesley Trost and Elise Arklay, and extend their thanks to the Queensland Treasury for the population projection figures.

**Walter van der Merwe and Gregory Rowe**

**Change Commission**

## CHAPTER 1 – INTRODUCTION

### TERMS OF REFERENCE

On 2 April 2015 the Change Commission received a reference to review the electoral arrangements of the Logan City Council from the Honourable Jackie Trad MP, Minister responsible for Local Government (see Appendix B).

### LEGISLATIVE PROVISIONS

The Logan City Council has 173,385 electors (as at 23 February 2015). The Council is divided into 12 electoral divisions. Each division elects one Councillor while the Mayor is elected by all voters in the local government area. Elections are set by date to be held every four years as prescribed by the *Local Government Electoral Act 2011*. The next Logan City Council election is scheduled for 19 March 2016.

The *Local Government Act 2009 (Qld)* (the Act) allows for changes to divisions in local government areas to ensure that each division has a reasonable proportion of electors. Pursuant to Section 22 of the Act, the Change Commission for this review was constituted by the Electoral Commissioner and the casual Commissioner.

Section 15 of the Act requires the Logan City Council to review whether each of the divisions has a reasonable proportion of electors and give the Electoral Commissioner and the Minister a written notice of the results of the review no later than 1 March in the year that is one year before the year of the quadrennial elections. The date referred to in this report is known as the information date. The Council reported that Division 4 did not meet the reasonable proportion of elector's requirements on 17 February 2015.

Under the provisions of the Section 19 of the Act, in reviewing the division of a local government area the Change Commission is required to consider:

- 1) The Change Commission is responsible for assessing whether a proposed local government change is in the public interest;
- 2) In doing so, the Change Commission must consider:
  - a. whether the proposed local government change is consistent with a Local Government Act; and
  - b. the views of the Minister about the proposed local government change; and
  - c. any other matters prescribed under a regulation.

The Change Commission is required to release the outcomes of its assessment to the public and the reasoning behind the results, by publishing its findings in a newspaper circulating generally in the local government area, in the Government Gazette and on the Electoral Commission's website. The Change Commission must also give the results of its assessment to the Minister for Local Government for implementation. The method of implementation is by way of regulation by the Governor in Council.

A decision of the Change Commission is not subject to appeal.

### DETERMINING THE QUOTA

The Act specifies binding quota requirements. A quota is determined by dividing the total number of electors in the local government area by the number of councillors (other than the mayor), plus or minus:

- for a council with more than 10,000 electors – 10%; or
- for any other council – 20%.

Section 15 of the Act allows for a margin of 10 per cent for Logan City Council to be adopted in relation to determining a reasonable proportion of electors. For ease of understanding the proportion of electors and the margin will be referred to in this document as “quota”.

The Change Commission, when formulating its proposals must ensure that each division complies with the quota as near as practicable to the election date. There is no latitude allowed for the Change Commission to determine electoral boundaries that do not comply with these requirements.

#### *Technical Process*

Key to the redivision is elector count information sourced from the electoral roll organised around the smallest unit for the release of Census data known as a Statistical Area (SA1) utilised by the Australian Bureau of Statistics.

The AEC, which maintains the electoral roll for Queensland pursuant to a joint roll agreement, provided statistics from the roll on numbers of electors in each SA1 in the area of the Logan City Council on 23 February 2015. Projections of population movement were then applied to the SA1s using data provided by Queensland Treasury. Future dates for projections were set at 31 March 2016 (just after the next quadrennial election) and 28 February 2019 (the last opportunity before the information date preceding the March 2020 election).

**Table 1 – Enrolment, Projections and Averages**

	<b>23 February 2015</b>	<b>31 March 2016</b>	<b>28 February 2019</b>
<b>Number of divisions</b>	12	12	12
<b>Enrolment</b>	173,385	176,405	187,551
<b>Average electors per division</b>	14,449	14,700	15,629
<b>Permitted Maximum Number (+10%) per division</b>	15,894	16,171	17,192
<b>Permitted Minimum Number (-10%) per division</b>	13,004	13,230	14,066

## CHAPTER 2 – THE REVIEW PROCESS

The Logan City Council is divided into 12 single-member divisions. By letter dated 17 February 2015, the Council advised the Minister that its divisions (Division 4) was out of tolerance.

Based on 23 February 2015 enrolment data, the Change Commission calculated a quota (average enrolment) of 14,449, with a minimum of 13,004 (-10%) and an upper limit of 15,894 (+10%) electors permissible in each district.

On 19 May 2015, the Logan City Council lodged a proposed solution that involved changes to all its divisions, redistributing electors from strong growth divisions such as 4 and 11, into lower growth divisions 1, 2, 7 and 10. Relevant correspondence is attached at Appendix B.

In accordance with Section 19(4) of the Act, a public notice was published on 8 May 2015 inviting suggestions from interested persons. The advertisement (see Appendix C) noted that received submissions would be made available for public inspection. Suggestions closed on 29 May 2015. Four public suggestions were received.

A second phase of consultation began on the 28 August 2015 following an advertised call for objections to the Change Commission's Proposed Determination (see Appendix E). Objections closed on the 18 September 2015. One submission was received from Logan City Council while a further six public comments and two responses from Councillors were also received.

In reaching its Final Determination the Change Commission took into account Council's submission, public feedback, as well as the projected future changes in electoral numbers provided by the Queensland Treasury.

Wherever possible, the Change Commission endeavours to devise boundaries that not only meet current quota requirements but are sustainable for at least two quadrennial elections and are in the public interest. The nature and extent of population growth or decline may render this impossible in some cases and the Change Commission recognises the possibility that boundaries may need to be reviewed again in readiness for the 2020 quadrennial elections.

## CHAPTER 3 – FINAL DETERMINATION

### CURRENT ENROLMENT

The Logan City Council has a total of 173,385 enrolled electors spread across 12 divisions, with an average number of 14,449 electors per division. Applying the plus or minus tolerance of 10 per cent allowed by the Act, the minimum number of electors required for each division is 13,004, with a maximum of 15,894.

As can be observed in Table 2, Division 4 is currently out of quota and is over the maximum allowable number of electors. It is also worth noting that Divisions 1, 3 and 11 are projected to fall outside the quota in the lead up to the 2020 election. To address this imbalance, both Council and the Change Commission agreed for the need to alter the divisional boundaries to stabilise elector numbers across all 12 divisions. The Change Commission has attempted to cater for future demographic trends, while maintaining communities of interest, thereby keeping all divisions within the Logan City Council in quota in the lead up to the 2020 quadrennial election.

**Table 2 – Summary of Enrolments for the Current Electoral Divisions**

Division Name	Enrolment as at 23/02/2015	(%) Deviation from Quota	Projected Enrolment as at 31/03/2016	(%) Deviation from Quota	Projected Enrolment as at 28/02/2019	(%) Deviation from Quota
Division 1	13,615	-5.77	13,702	-6.79	13,844	<b>-11.42</b>
Division 2	13,817	-4.37	13,972	-4.96	14,485	-7.32
Division 3	13,391	-7.32	13,506	-8.13	14,026	<b>-10.26</b>
<b>Division 4</b>	17,037	<b>+17.91</b>	17,758	<b>+20.8</b>	20,032	<b>+28.17</b>
Division 5	15,474	+7.1	15,904	+8.19	16,707	+6.9
Division 6	13,296	-7.98	13,503	-8.15	14,148	-9.48
Division 7	14,158	-2.01	14,276	-2.89	15,338	-1.86
Division 8	14,072	-2.61	14,333	-2.5	15,438	-1.22
Division 9	14,038	-2.84	14,298	-2.74	15,220	-2.62
Division 10	14,016	-3.0	14,200	-3.4	14,377	-8.01
Division 11	14,759	+2.15	14,938	+1.62	17,285	<b>+10.59</b>
Division 12	15,712	+8.74	16,015	+8.94	16,651	+6.54

## **PROPOSED DETERMINATION**

The Change Commission received four public responses to its call for suggestions in May 2015. The Change Commission was persuaded by the representational and community of interest arguments from Ms Duke and Mr Casbolt and supported their suggestion and the Council's proposal, to unite Logan Village in Division 4.

The two other submissions from Mr Copley and Mr Rose were both determined to be unfeasible, as they would require a major rework of all internal Council boundaries to satisfy the quota requirements.

In its Proposed Determination, the Change Commission discussed correspondence that was mistakenly taken to be a submission from two Councillor's within the Logan City Council. After conferring with Council, it was determined that no such submission was made by Councillor's Petersen and Breene and as such, we apologise for this error and have not factored the additional option into the decision making process for the Final Determination.

The Change Commission was satisfied that its Proposed Determination addressed the concerns of the public, while altering the boundaries of all divisions to better balance electors across the Council (see Appendix D).

## **OBJECTIONS TO THE PROPOSED DETERMINATION**

The Change Commission received six public responses to the Proposed Determination report with further comments from two Councillors and one from the Council itself.

Ms Kent wrote in support of the changes to Division 10 boundaries that will result in part of the suburb of Loganholme being represented within Division 10 as it had in the past.

Mr Cumming and Ms Riddle voiced objections to the proposed changes to Division 3, preferring to see Springwood remain in Division 3. The Change Commission noted these concerns but felt the proposed boundaries were necessary so as to allow Division 1 to remain in quota in the future.

Mr Norton expressed concern regarding the shape and sustainability of Division 4 and the proposal to split Jimboomba from Division 11. He suggested a portion of the Jimboomba area be moved out of Division 4 and into Division 11. The Change Commission was unconvinced by Mr Norton's proposal. Due to quota requirements, the Jimboomba locality is unable to be united in a single division. The Proposed Determination has however reduced division within Jimboomba, splitting the suburb between two divisions (4 and 11), rather than the previous three (Divisions 4, 9 and 11).

Mr Burns objected to the proposed changes to the Mount Warren Park locality, suggesting Mount Warren Park remain in the same division, aligning with surrounding communities including Beenleigh, Holmview and Edens Landing. These changes could not be accommodated by the Change Commission, as the quota requirements would create the need for substantial boundary reform throughout the Council.

Mr Santos wrote in relation to property maintenance and his comment was not relevant to the boundary review discussion.

Submissions from two Councillors were also received. Councillor Smith for Division 7 and Councillor Pidgeon for Division 9 requested the reinstatement of the Mount Lindesay Highway as the divisional boundary between Divisions 7 and 9. The Councillors cited community of interest, planning, growth and historical development as the rationale for the change. The Change Commission received similar feedback from the Council, and accepted the change due to the aforementioned reasons outlined by the Councillors. The change moves 1,087 electors from Division 9 back into Division 7.

The Council wrote on 18 September 2015, suggesting the following changes be made:

- A minor alteration to reflect changed road design, recognising a new roundabout in the area between Divisions 2 and 5. The Change Commission supported this change and the new boundary will follow Bardon Road and Third Avenue via the roundabout. No electors are involved;
- Retain the current boundary between Divisions 7 and 9 along the Mount Lindesay Highway. To accommodate this change, Council offered two alternative proposals to change the boundary between Divisions 4 and 9. The Change Commission considered these alternatives, but instead thought it better to unite the Stockleigh locality in Division 9 by following the Jimboomba and Logan Village locality boundaries. This change shifts 254 electors back into Division 9 from Division 4; and
- Adjust the boundaries between Divisions 4 and 11, so as not to divide commercial area located on Tamborine Street between the divisions. The Change Commission supported the Council's reasoning and has adopted this change. Heading east off the Mount Lindesay Highway, the boundary will then move south following the train line before connecting with Tamborine Street. 22 electors were moved from Division 4 into Division 11.

The resultant change to elector numbers and quota variations is shown below in Table 3.

## FINAL DETERMINATION

The Change Commission was largely satisfied that its proposal, along with the additional changes from Council and public consultation, is well-reasoned and fulfils the need to bring the divisions of the Logan City Council into quota, while maintaining communities of interest.

The Change Commission recommends that its Proposed Determination, with the aforementioned additional changes to Divisions 2, 4, 5, 7, 9 and 11 are to be the new divisional boundaries. Projected growth figures suggest these changes are likely to keep all divisions within quota and are expected to prevent the need for future boundary changes prior to the 2020 local government elections.

The Change Commission's final recommendation to the Governor in Council is as follows:

- ***That for the purposes of the 2016 local government elections, the Logan City Council be redivided into 12 divisions as shown on the maps contained in Appendix F of this report.***

The Change Commission notes that implementation of this recommendation will give rise to the following divisional elector numbers:

**Table 3 – Summary of Enrolments for the Final Electoral Divisions**

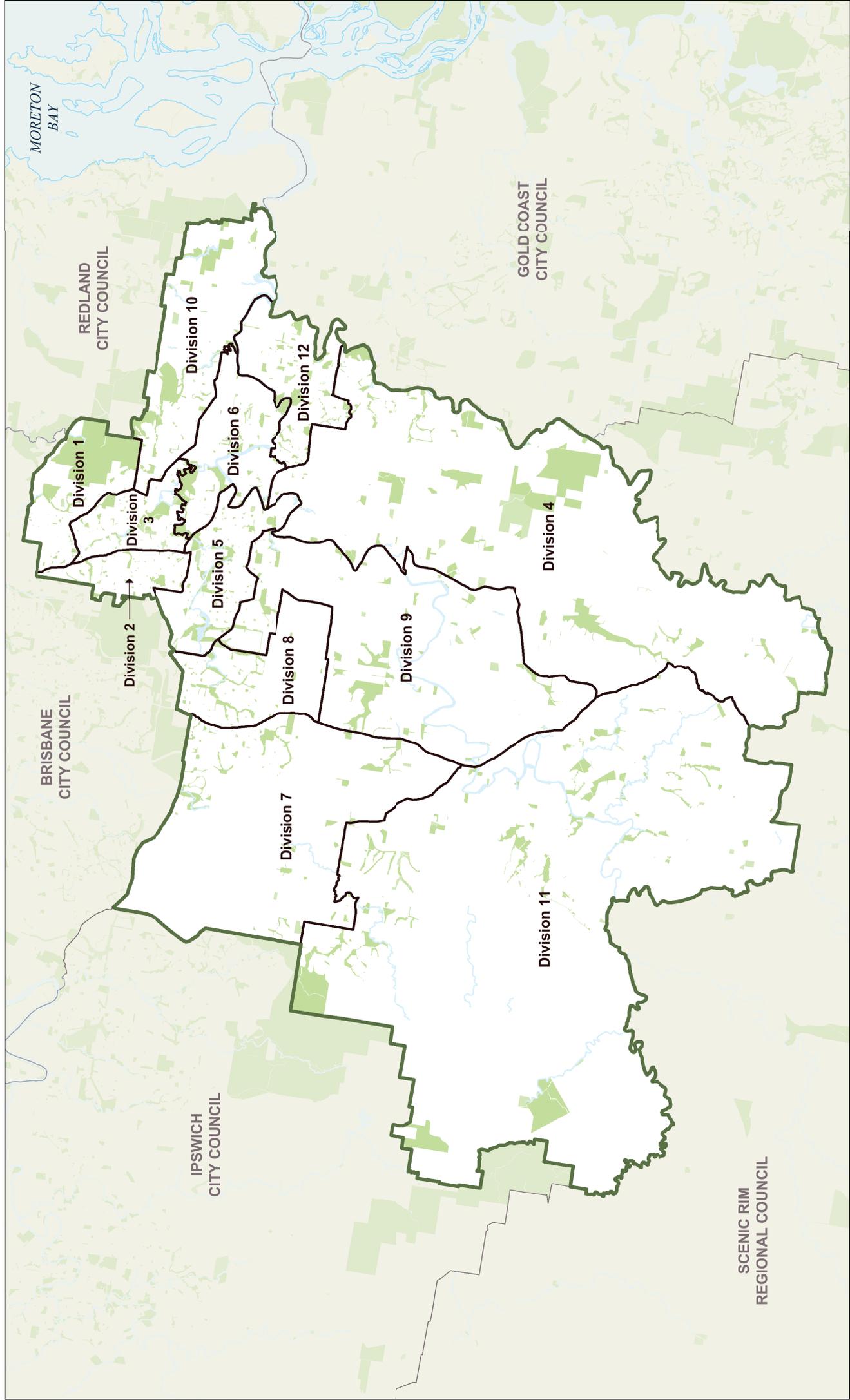
<b>Division Name</b>	<b>Enrolment as at 23/02/2015</b>	<b>(%) Deviation from Quota</b>	<b>Projected Enrolment as at 31/03/2016</b>	<b>(%) Deviation from Quota</b>	<b>Projected Enrolment as at 28/02/2019</b>	<b>(%) Deviation from Quota</b>
Division 1	15,524	+7.44	15,655	+6.49	16,048	+2.68
Division 2	15,706	+8.7	15,867	+7.94	16,384	+4.83
Division 3	15,438	+6.85	15,559	+5.84	16,006	+2.41
Division 4	13,588	-5.96	14,075	-4.25	15,780	+0.96
Division 5	13,586	-5.97	14,010	-4.7	14,809	-5.25
Division 6	14,219	-1.59	14,645	-0.38	15,665	+0.23
Division 7	15,584	+7.86	15,706	+6.84	16,836	+7.72
Division 8	13,448	-6.93	13,641	-7.21	14,259	-8.77
Division 9	13,098	-9.35	13,366	-9.08	14,708	-5.89
Division 10	15,724	+8.83	15,931	+8.37	16,221	+3.79
Division 11	13,355	-7.57	13,530	-7.96	15,810	+1.16
Division 12	14,115	-2.31	14,421	-1.9	15,025	-3.87

# **APPENDIX A**

## **Previous Electoral Divisions**



# EXISTING ELECTORAL DIVISIONS



- Council Boundary
- Existing Division Boundary
- Adjacent Council
- Park / Reserve
- Watercourse / Waterbody





# **APPENDIX B**

**Minister's Referral  
Council's Submissions**





# Hon Jackie Trad MP

Deputy Premier

Minister for Transport, Minister for Infrastructure,  
Local Government and Planning and Minister for Trade

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Our ref: MBN15/49

**- 2 APR 2015**

Mr Walter van der Merwe  
Electoral Commissioner  
Electoral Commission Queensland  
GPO Box 1393  
BRISBANE QLD 4001

Dear Mr van der Merwe

I am writing to you in relation to local government electoral reviews which have been undertaken in preparation for the 2016 local government elections.

I have recently received proposals from 14 local governments seeking a review of their existing electoral arrangements.

The proposals include submissions in relation to the internal divisional boundary distributions where it has been determined that the divisional boundaries are out-of-quota. In addition, four of those local governments have submitted additional proposals for voluntary changes to their existing arrangements.

I note that, under section 19 of *the Local Government Act 2009* (the Act), the Commission must consider whether the local government change is consistent with the Act and must consider my views on any proposed changes.

Having examined each of their proposals, I consider it appropriate to refer each matter to you for independent assessment and determination by the Local Government Change Commission.

For your reference, I have enclosed a summary of each divided local government's quota review, a copy of each proposal referred to you for review and additional supporting information to assist with your review.

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100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
**Telephone +61 7 3719 7100**  
**Email [deputy.premier@ministerial.qld.gov.au](mailto:deputy.premier@ministerial.qld.gov.au)**

If you require any further information, please contact Mr Max Barrie, Director, Program Implementation and Review on (07) 3452 6704 or [max.barrie@dlgcr.qld.gov.au](mailto:max.barrie@dlgcr.qld.gov.au), who will be pleased to assist.

Yours sincerely



**JACKIE TRAD MP  
DEPUTY PREMIER**

**Minister for Transport, Minister for Infrastructure,  
Local Government and Planning and Minister for Trade**

Enc (15)

**DIVIDED LOCAL GOVERNMENTS – QUOTAS AND PROPOSED VOLUNTARY CHANGES**

<b><u>Local Government</u></b>	<b><u>Results of Review</u></b>	<b><u>No. of Divisions Out of Quota</u></b>	<b><u>Referral to Local Government Change Commission</u></b>
Banana Shire Council	Out-of-quota	2	Refer quota review
Bundaberg Regional Council	Out-of-quota	2	Refer: <ul style="list-style-type: none"> <li>• quota review</li> <li>• proposal to abolish divisions</li> <li>• proposal to incorporate unallocated area into local government area</li> </ul>
Cairns Regional Council	Out-of-quota	1	Refer quota review
Cassowary Coast Regional Council	In quota	0	No referral required
Fraser Coast Regional Council	Out-of-quota	2	Refer quota review
Gold Coast City Council	In quota	0	No referral required
Gympie Regional Council	In quota	0	No referral required
Ipswich City Council	Out-of-quota	5	Refer quota review
Isaac Regional Council	Out-of-quota	2	Refer quota review
Logan City Council	Out-of-quota	1	Refer quota review
Moreton Bay Regional Council	Out-of-quota	2	Refer quota review
North Burnett Regional Council	In quota	0	No referral required
Redland City Council	Out-of-quota	1 (out) and 1 (predicted)	Refer both quota reviews
Rockhampton Regional Council	Out-of-quota	2	Refer: <ul style="list-style-type: none"> <li>• quota review</li> <li>• proposal to renumber divisions</li> </ul>
Scenic Rim Regional Council	Out-of-quota	1 (out) and 1 (predicted)	Refer both quota reviews
South Burnett Regional Council	In quota	0	No referral required
Sunshine Coast Regional Council	Out-of-quota	2	Refer quota review
Tablelands Regional Council	Out-of-quota	3	Internal boundary review plus additional voluntary change proposal to increase councillor numbers already referred to Change Commission on 16 December 2014.
Townsville City Council	Out-of-quota	2	Refer quota review
Whitsunday Regional Council	Out-of-quota	1	Refer quota review



Your Ref:  
Enquiry Phone: Mr Chris Lawson (07) 3412 5358  
Please Quote File: 509913-1  
Document Reference: 9576644/LawsonC:BurginK



19 May 2015

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PO Box 3226 Logan City DC QLD 4114



Change Commissioner  
Local Government Change Commission  
GPO Box 1393  
BRISBANE QLD 4001

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Council fax **07 3412 3444**  
Email [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)  
Web [www.logan.qld.gov.au](http://www.logan.qld.gov.au)  
ABN 21 627 796 435

Dear Sir

### **LOGAN CITY COUNCIL'S SUBMISSION FOR 2016 DIVISIONAL BOUNDARY REVIEW**

I refer to the Electoral Commission of Queensland's (ECQ) call for submissions regarding the Logan City divisional boundaries for the 2016 local government elections.

I have been authorised by Council to make this submission on Council's behalf. In preparing the attached submission, Council wishes to highlight:

1. All Logan City Councillors participated in a series of workshops facilitated by senior Council officers with the majority of Councillors agreeing to the submission attached to this letter at 'Appendix A'. Please note that some of our Councillors may make a separate personal submission during the public submission period that concludes on 5 June 2015.
2. The methodology adopted by Council was based upon the Change Commissioner's guidelines.

This included:

- a. Divisions with existing and predicted high population growth were adjusted to the lower level elector tolerance quotas;
  - b. Divisions with existing and predicted below average population growth were adjusted to the higher level elector tolerance quotas; and
  - c. Wherever possible, Council has attempted to align SA1 boundaries with main roads, geographical features and suburb boundaries to arrive at a new divisional boundary.
3. In acknowledging 2 (c) above, Council is requesting the Change Commissioner to consider splitting SA1 (3132011) so that it can follow the suburb boundary for Greenbank. This is aimed at allowing division 7 to encompass the majority of the suburb of Greenbank and would greatly assist the voting public. A copy of this suggestion is attached at 'Appendix B'.
4. Lastly, it is noted that the ECQ's elector projection for the city in 2019 will be 187,551. This represents a citywide increase in electors of approximately 14,000 electors over the next four years. Council notes that the ECQ's predicted elector population effectively means that some of the city's divisions will be out of quota well before Council undertakes the 2019 divisional boundary review.

PTO



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With this in mind, Council has modelled these projections based on the following assumptions:-

- a. Above average growth will continue to occur in divisions 4 and 11 over the next four years given the population growth in areas such as Yarrabilba and Greater Flagstone;
- b. Council has acknowledged that divisions 1, 2, 7 and 10 will not experience the same level of above average growth over the next four years;
- c. It is expected that the divisional boundaries of the centrally located divisions of the city (3, 5, 6, and 9) will likely continue to move south over time; and
- d. Divisions 8 and 12 have been reduced in size given the anticipated population growth based on the Park Ridge Master Planned Area and Beenleigh Town Centre Master Plan, respectively.

If you have any further queries in relation to this submission please contact Mr Chris Lawson on (07) 3412 5358.

Yours faithfully

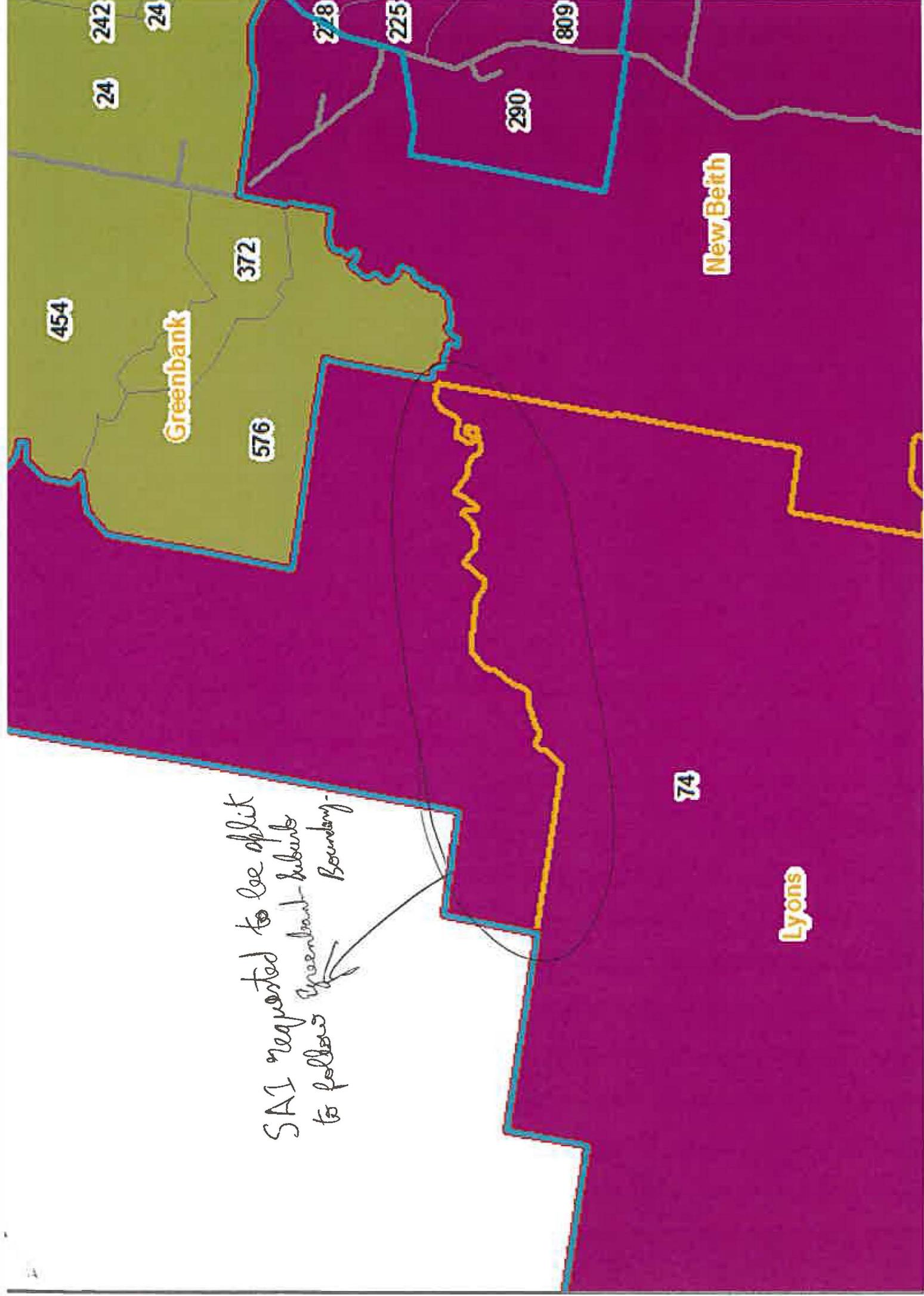


Simon Benham  
Governance Manager  
(on behalf of Chris Rose, Chief Executive Officer)

# Appendix A



# **Appendix B**



SAT requested to be split  
to follow Greenbank-suburb  
Boundary-





- CRs\_ Create...
- Suburbs
- Road Blocks
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

- Image RGB
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

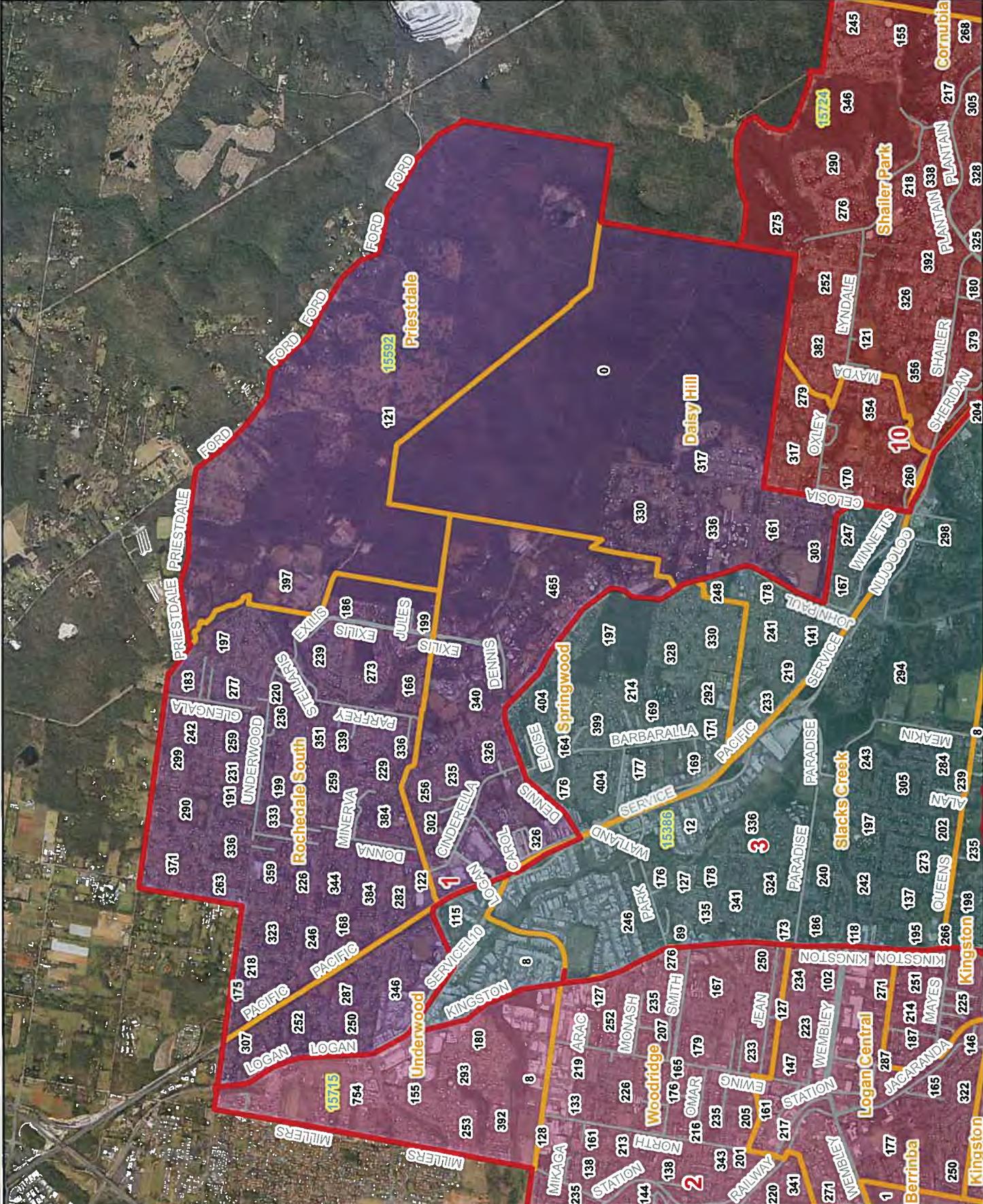
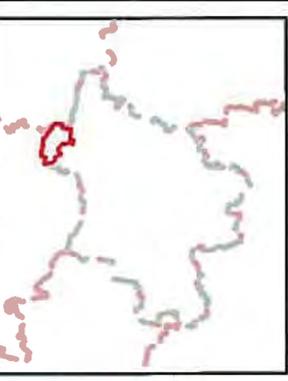
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Map Projection : Universal Transverse Mercator  
 Horizontal Datum : Geocentric Datum of Australia 1994  
 Grid : Map Grid of Australia, Zone 56

MAP SHEET REFERENCE:





LEGEND:

- CRs\_Create...
- Suburbs
- Road Blocks
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

- Image RGB
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

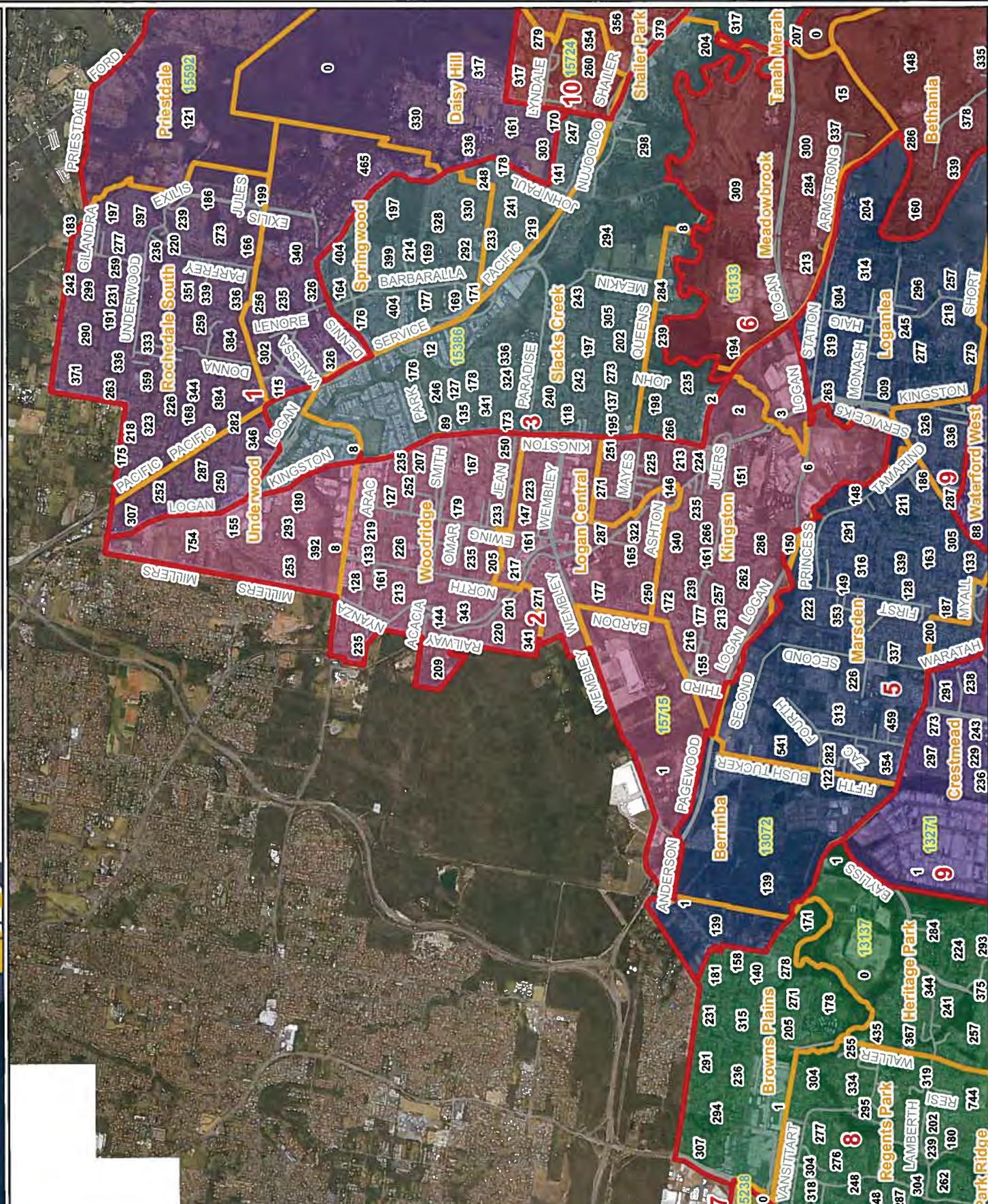
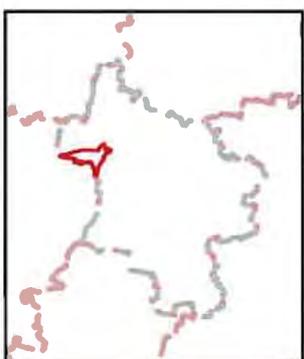
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Scale: 1:43,650 at A3 size  
 Map Projection: Universal Transverse Mercator  
 Horizontal Datum: Geocentric Datum of Australia 1994  
 Grid: Map Grid of Australia, Zone 56

MAP SHEET REFERENCE:





**LEGEND:**

- CRS\_Create...
- Suburbs
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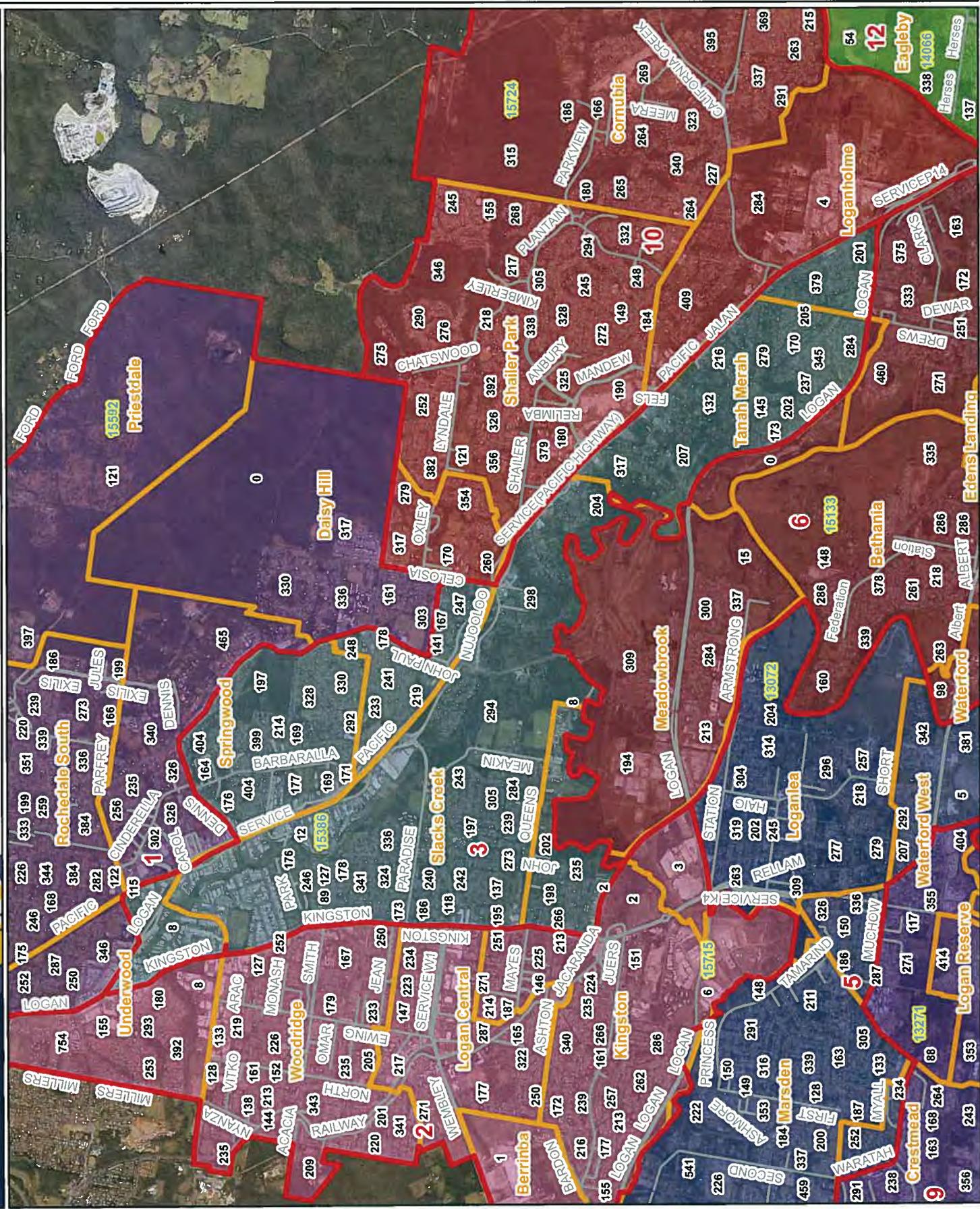
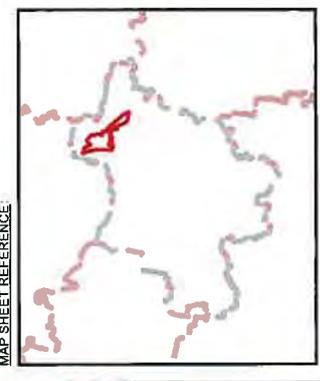
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 Map Projection - Universal Transverse Mercator  
 Horizontal Datum - Geocentric Datum of Australia 1994  
 Grid - Map Grid of Australia, Zone 56  
**MAP SHEET REFERENCE**





# Division 4



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Map Projection: Universal Transverse Mercator

Horizontal Datum: Geocentric Datum of Australia 1984

Grid: Map Grid of Australia, Zone 56

MAP SHEET REFERENCE

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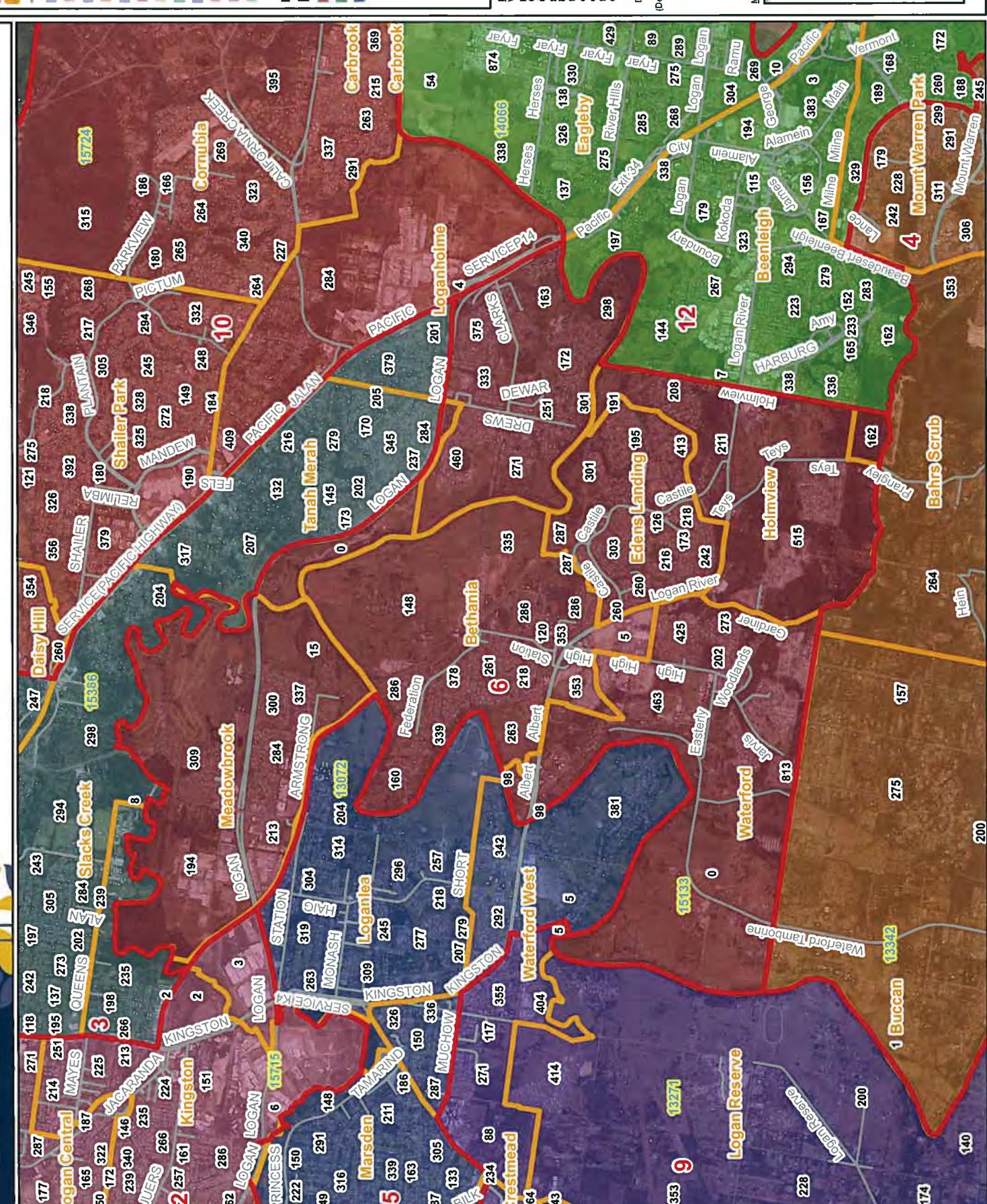
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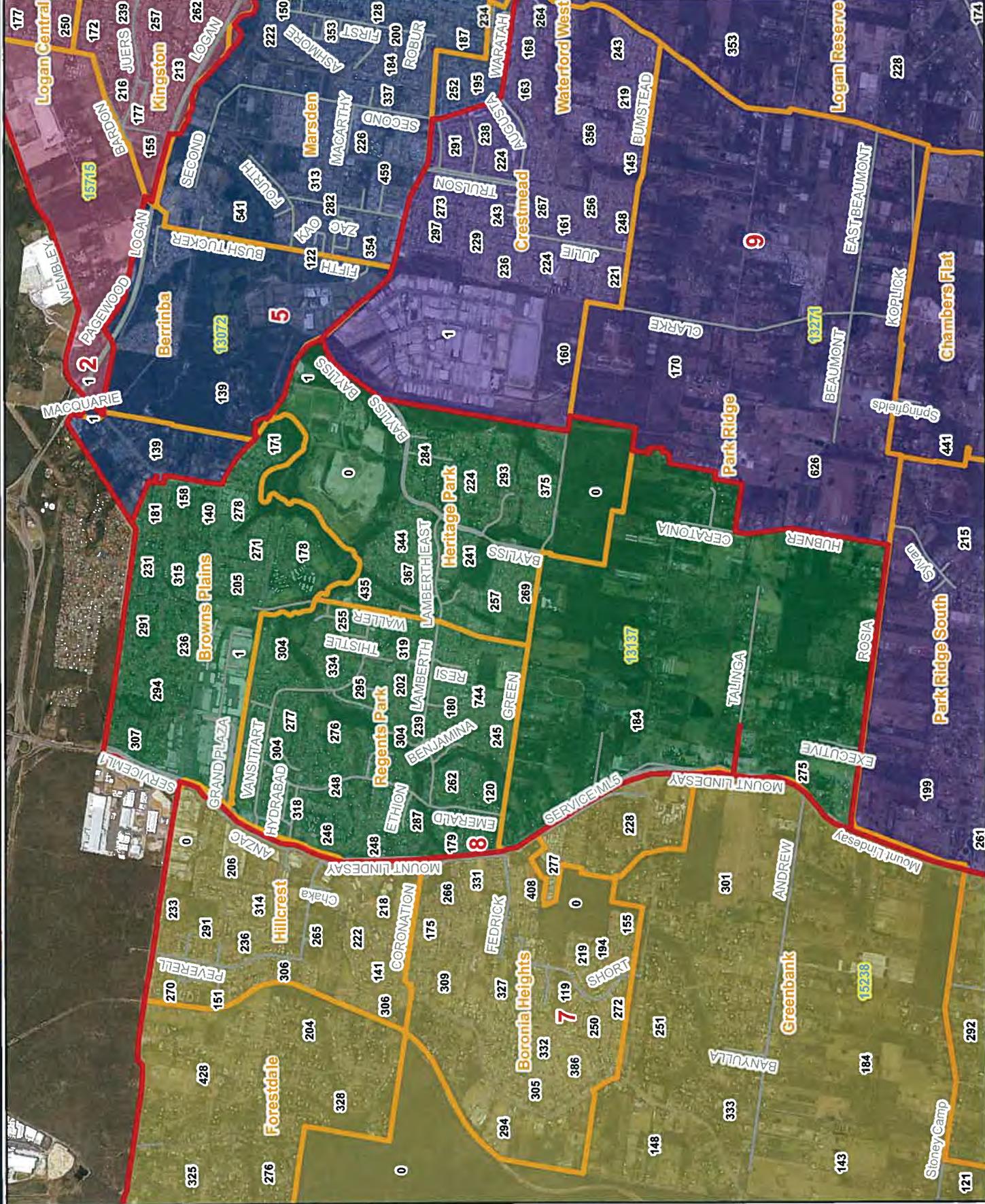
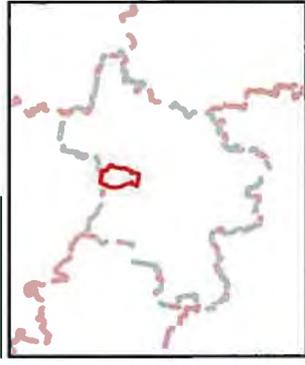
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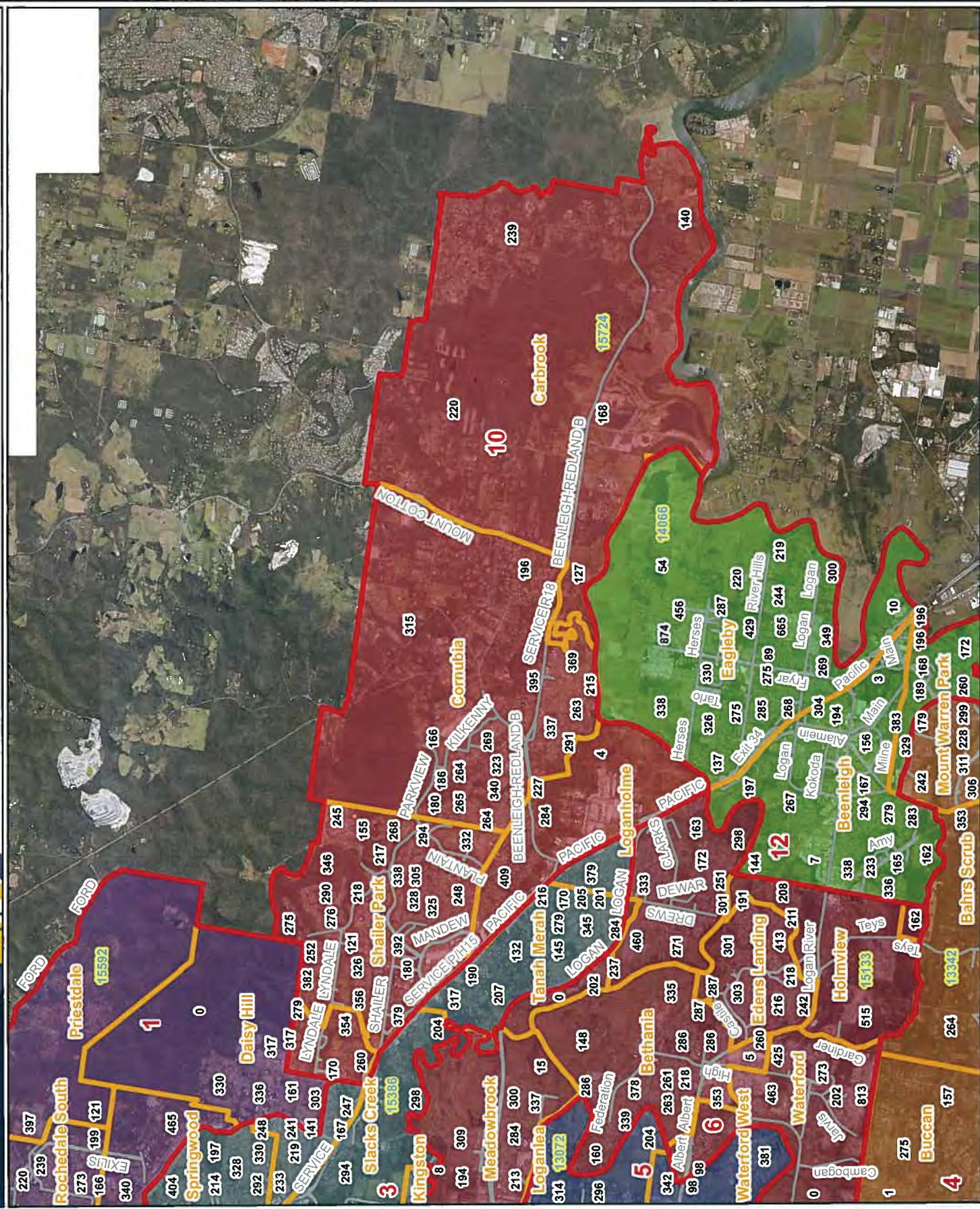
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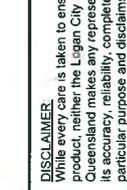
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**MAP SHEET REFERENCE**





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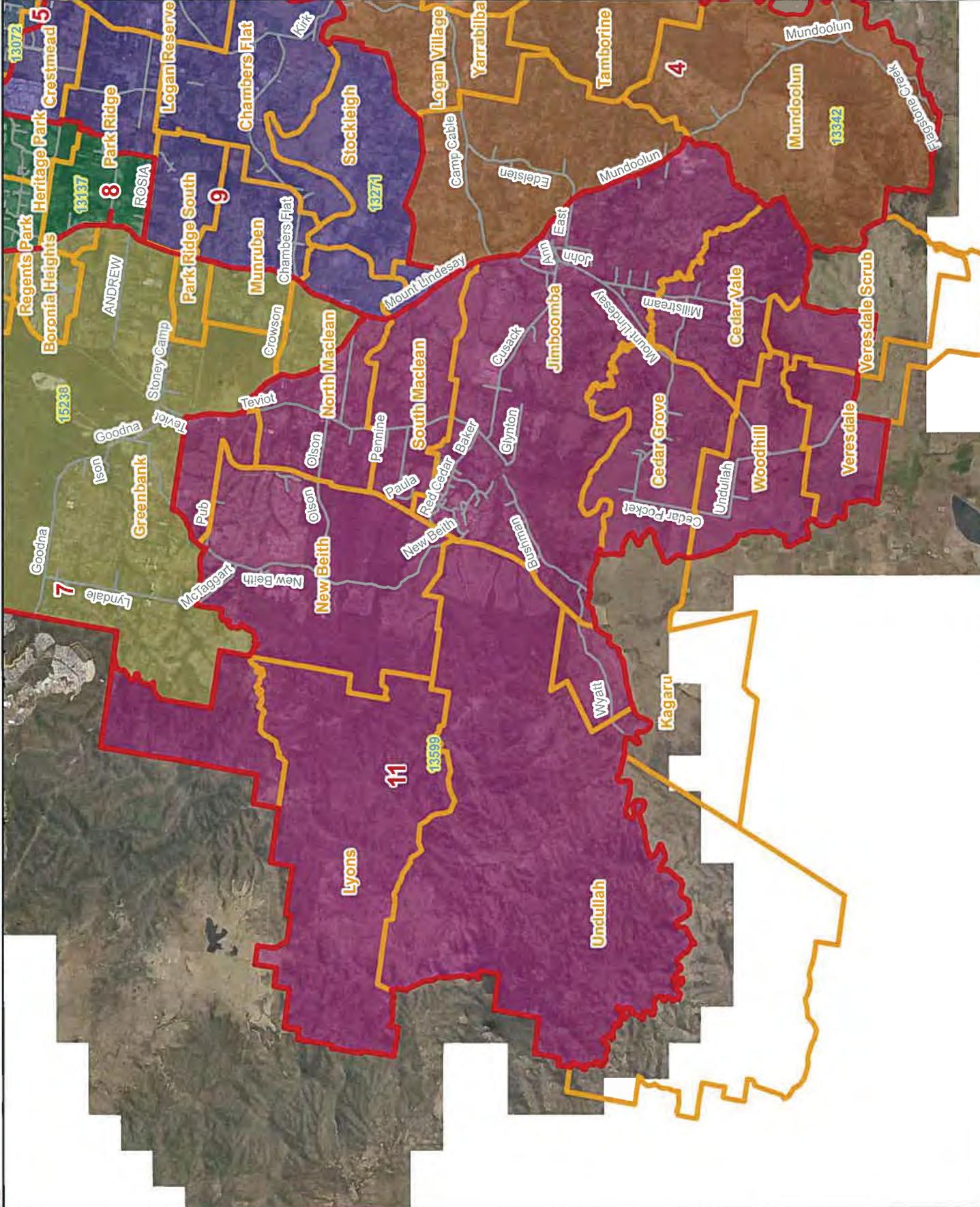
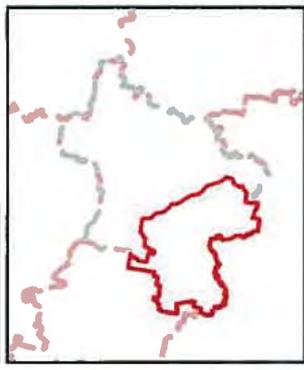
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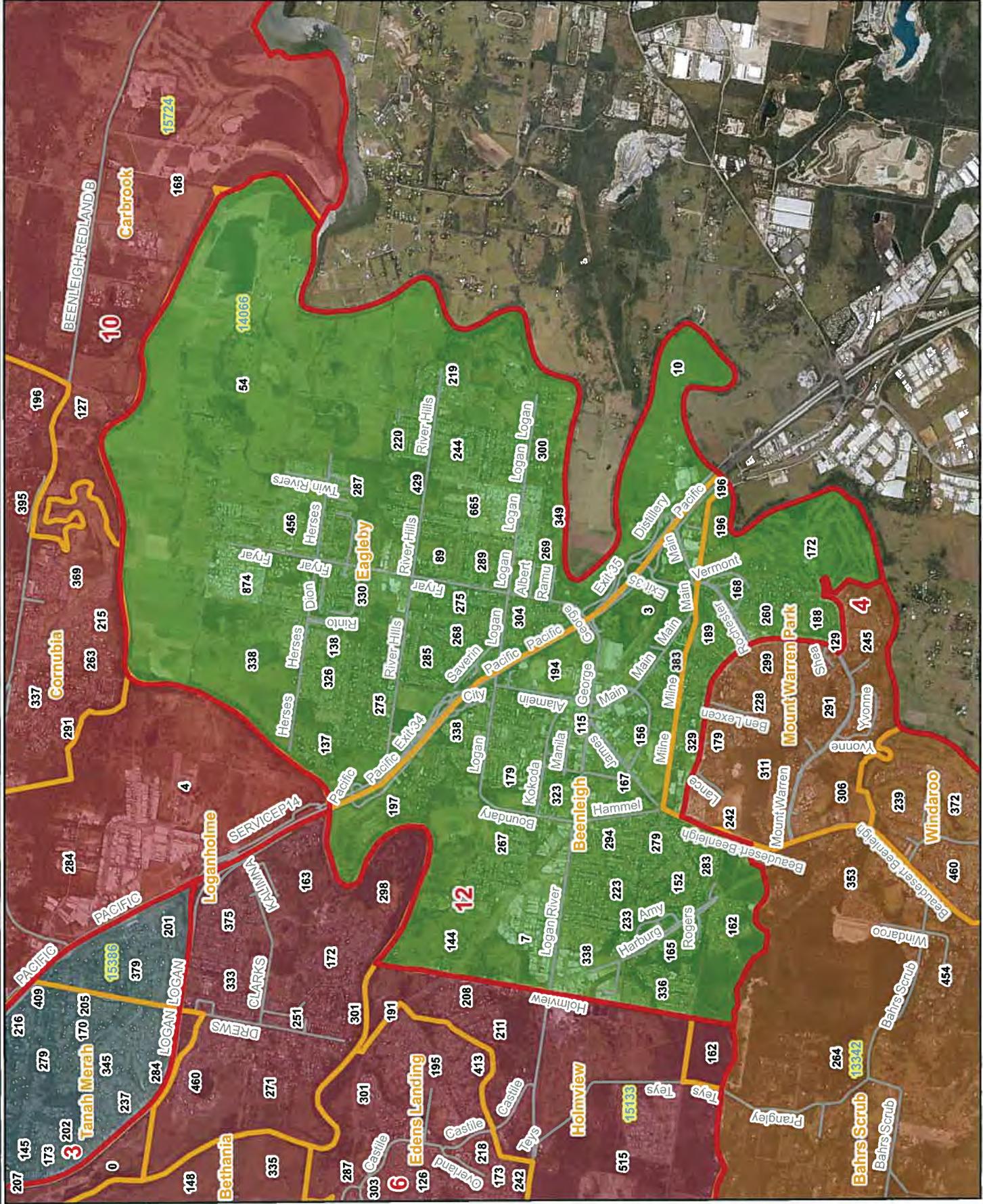
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  - Suburbs
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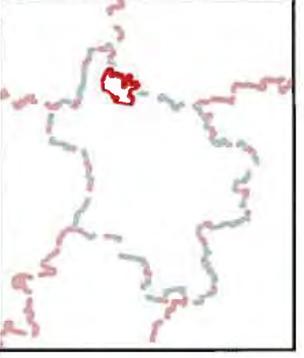
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Map Projection: Universal Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia 1994  
Grid: Map Grid of Australia, Zone 56

MAP SHEET REFERENCE:





Your Ref:  
Enquiry Phone: Mr Chris Lawson (07) 3412 5358  
Please Quote File: 509913-1  
Document Reference: 9854396/BenhamS:LawsonC



18 September 2015

150 Wembley Road  
Logan Central QLD 4114  
PO Box 3226 Logan City DC QLD 4114



Change Commissioner  
Local Government Change Commission  
GPO Box 1393  
BRISBANE QLD 4001

Council enquiries **07 3412 3412**  
Council fax **07 3412 3444**  
Email [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)  
Web [www.logan.qld.gov.au](http://www.logan.qld.gov.au)  
ABN 21 627 796 435

Dear Sir

**LOGAN CITY COUNCIL'S SUBMISSION FOR THE PROPOSED DIVISIONAL BOUNDARIES**

I refer to the Electoral Commission of Queensland's (ECQ) (acting as the Change Commission) call for further submissions regarding the proposed determination report on the Logan City divisional boundaries for the 2016 local government elections.

I have been authorised by Council to make this submission on Council's behalf.

Accordingly, please find attached a submission document detailing the requested changes and reasons for these changes.

If you have any further queries in relation to this submission please contact Mr Chris Lawson on (07) 3412 5358.

Yours faithfully

Simon Benham  
Governance Manager  
(on behalf of Chris Rose, Chief Executive Officer)

Att:

# Submission to Change Commissioner

Detailed below are Logan City Council's requested changes to the proposed 2016 divisional boundaries:-

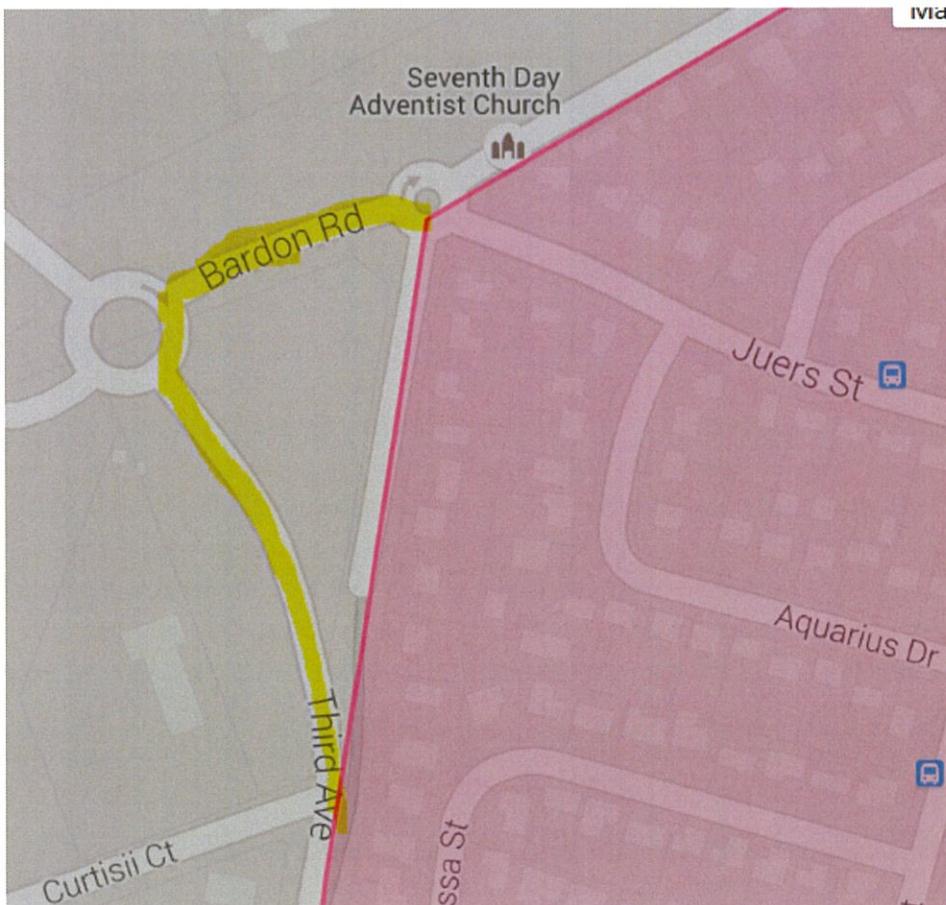
## Clarification that no submission was made during the first round of consultation by Cr Petersen and/or Cr Breene

As discussed with Mr Greg Rowe (of the Queensland Electoral Commission [ECQ]) there has been a misinterpretation of an email sent from a Council officer (Mr Chris Lawson) to an ECQ officer (Zonka Petrusevska) about alternative options during the first round of community consultation. Therefore please ensure that a note is made in the final report that Cr Petersen and Cr Breene did not make a separate submission in the first round of community consultation.

## Divisions 2 and 5

This change is of a minor nature and is aimed at ensuring the divisional boundary between division 2 and 5 accurately reflects the changed street design as a result of the commissioning of a new roundabout on Third Avenue/Bardon Road and the permanent closure of a Gritl Court, Kingston to through traffic.

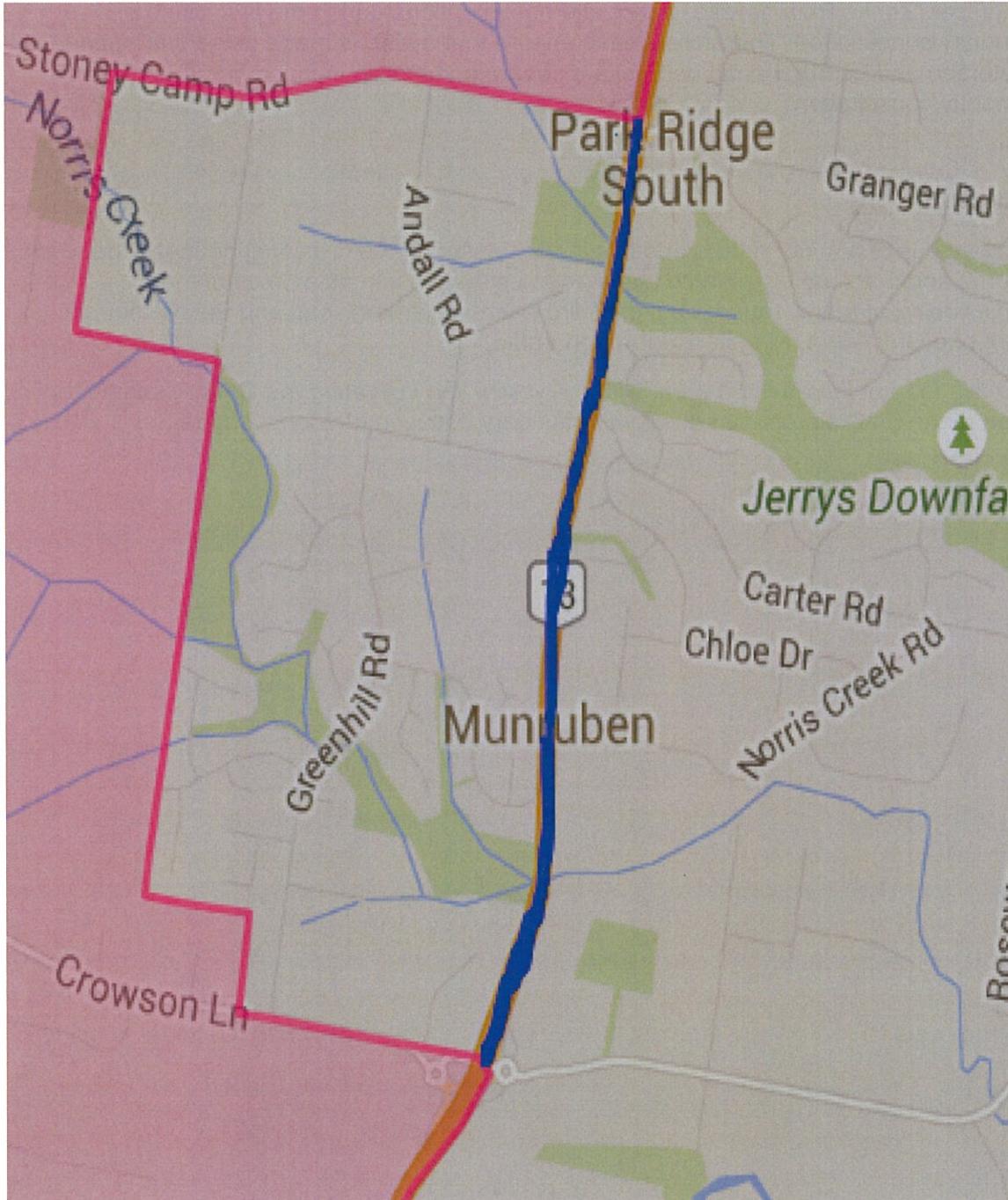
Below is a map of the affected area, with the yellow line indicating the Council suggested change to the ECQ's proposed divisional boundary between divisions 2 and 5:-



### Divisions 7 and 9

The below suggested change (blue line) is to move the ECQ proposed boundary between divisions 7 and 9 back to Mt.Lindesay highway i.e. move out 1,087 electors from Division 9 into Division 7, and will result in Division 9 being out of quota by -11.11% (or 160 electors) on the current enrolment. Council is however suggesting another between Divisions 4 and 9 to accommodate this movement.

Detailed below is the affected area where the blue line represents Council's suggested divisional boundary between division 7 and 9.



**Divisions 4 and 9**

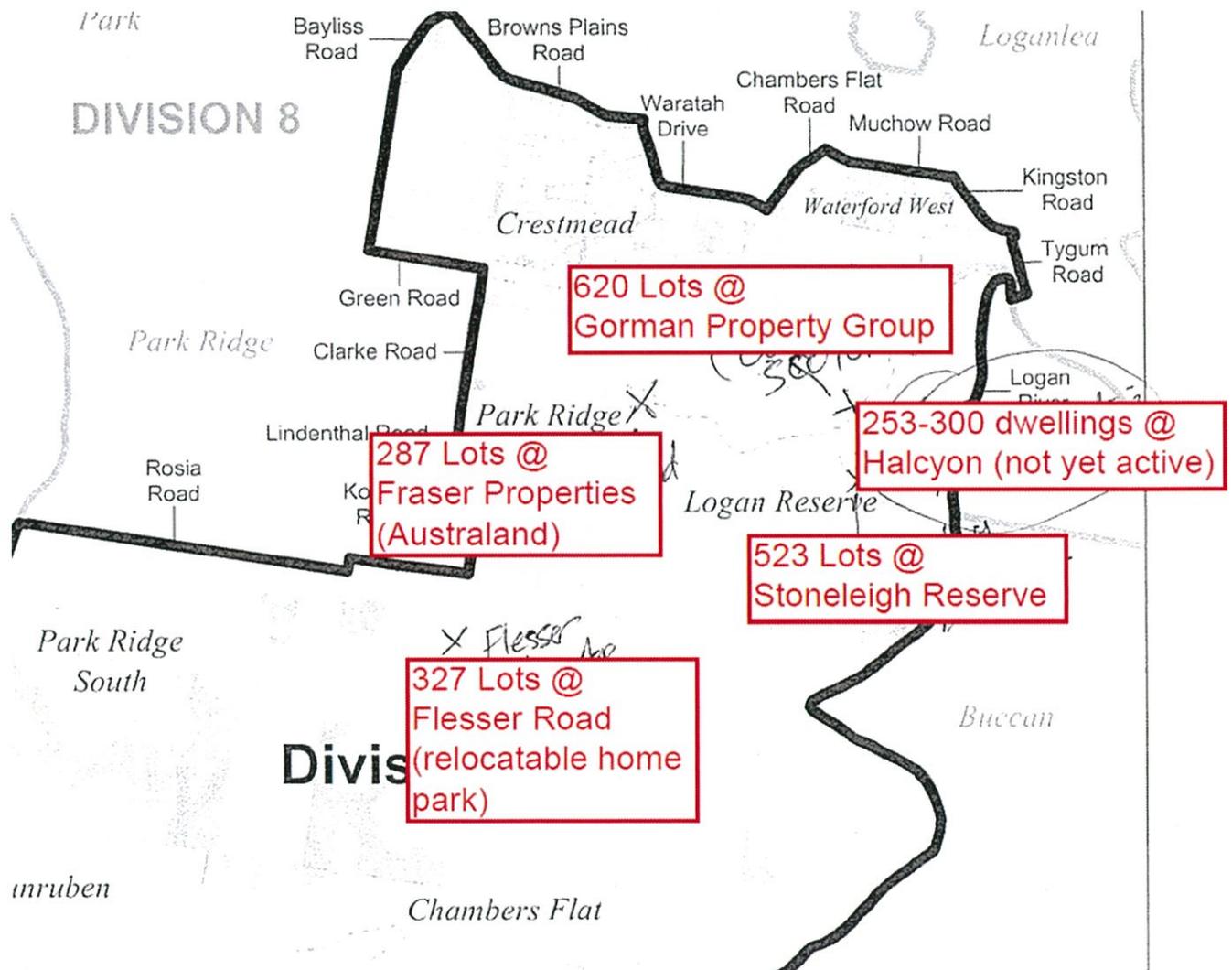
Therefore to accommodate the above change between Divisions 7 and 9 it will require division 9 to increase its elector number by a minimum of 160 electors.

Council has identified two (2) options to find the extra 160 electors.

**Option A** – No further change to Division 9 due to the expected growth

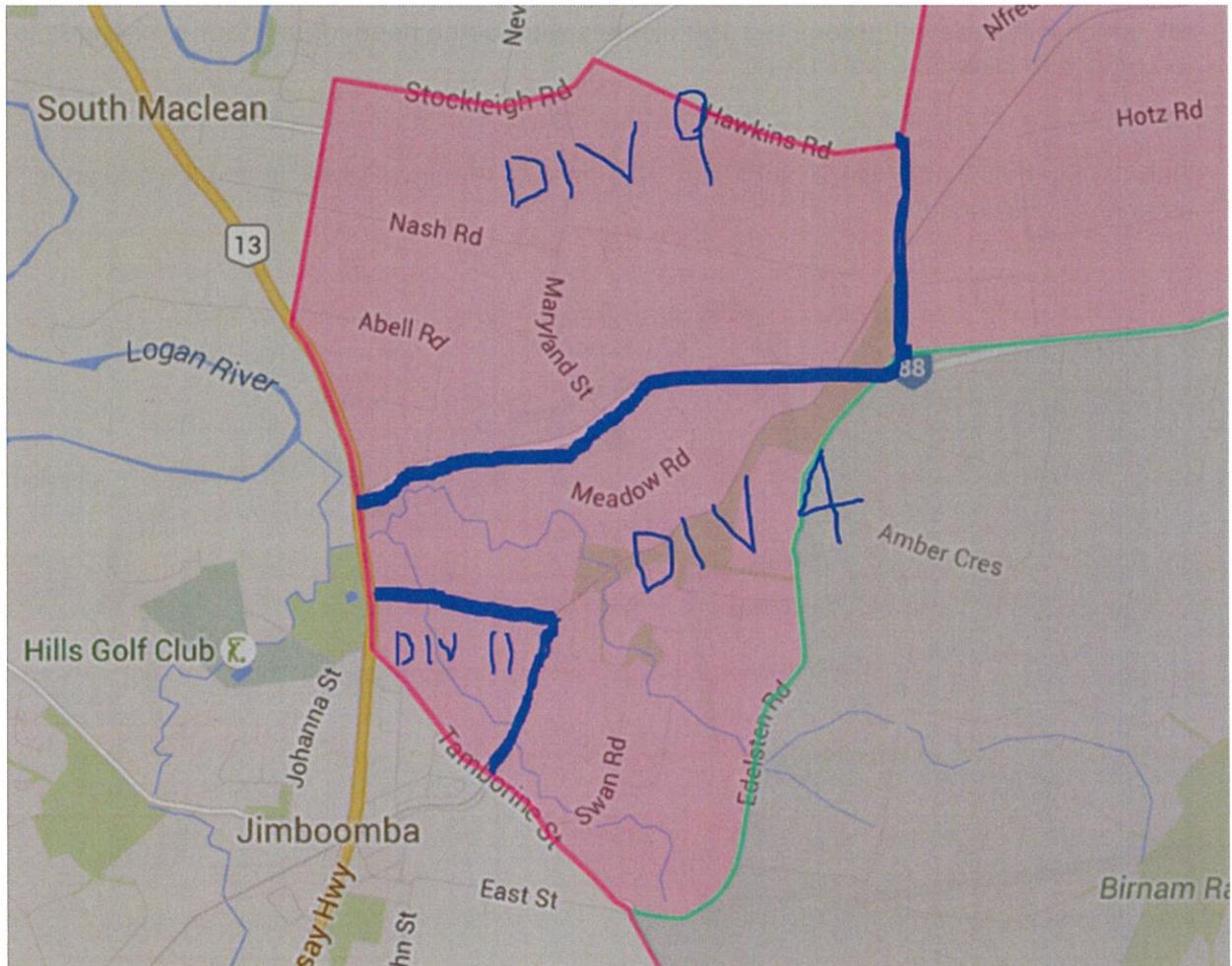
Council has identified current developments which are yet to be recognised on the electoral roll, which will achieve the required 160 electors without the need for any further changes to the proposed Division 9 boundaries.

Refer to the below map which highlights the names of the developments and the expected number of housing lots.



### Option B – Changes to proposed division 4 boundary

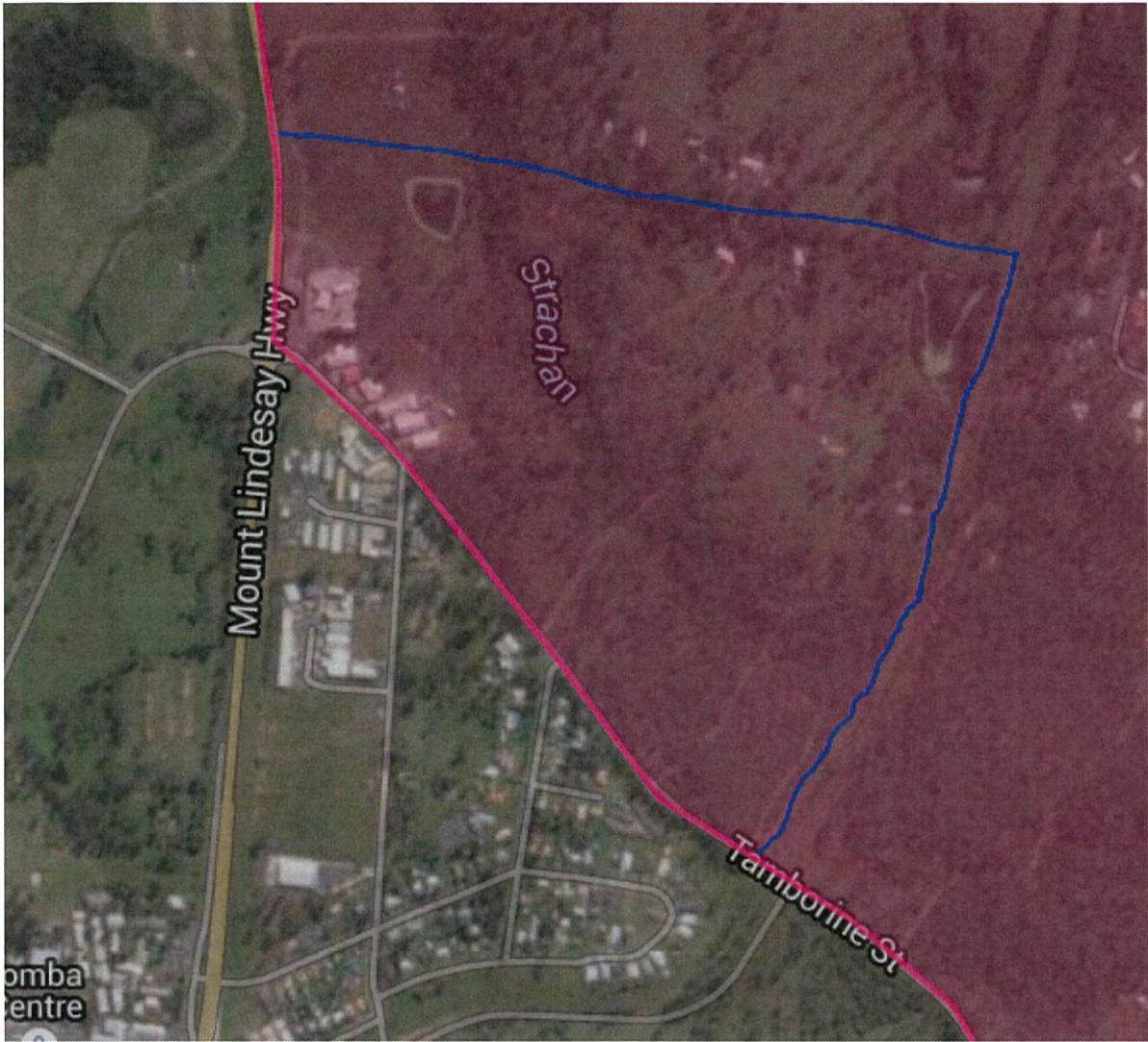
If option A is not acceptable to the ECQ, the suggestion is to increase division 9 by sourcing the 160 electors from the proposed division 4 area. Given that division 4 is currently experiencing and will continue to experience high growth within Yarrabilba and the area suggested is currently within division 9, there would be minimal impact upon residents of the area. Below is a map of the suggested area where the change commission could source the 160 electors.



### Divisions 11 and 4

Noting the above change, there is also an issue of dividing the commercial area located on Tambarine Street, Jimboomba between divisions 4 and 11. Therefore the divisional Councillors have agreed that it would be best to keep the commercial area within division 11.

Below is a map of the proposed change with a blue line indicating the proposed new divisional boundary between divisions 4 and 11, which follows the property boundaries of the commercial properties, railway easement and then re-joins Tambarine Street, Jimboomba.



End of submission

# **APPENDIX C**

**Invitation for Written Submissions  
Written Submissions**



# QUEENSLAND CHANGE COMMISSION CAIRNS REGIONAL, LOGAN CITY, ISAAC REGIONAL, REDLAND CITY & WHITSUNDAY REGIONAL COUNCILS

## INVITATION FOR SUBMISSIONS

The local government areas of **Cairns Regional, Logan City, Isaac Regional, Redland City and Whitsunday Regional Councils** have advised that their electoral divisions no longer meet the quota requirements set down in the Local Government Act. The Minister responsible for Local Government has in turn referred the matter to the Change Commission for independent assessment.

The Commission invites written suggestions from interested persons and bodies relating to these council's electoral division to be lodged on or before **5.00 pm Friday 5 June 2015**.

Section 15 of the Act requires the Commission to ensure that the number of enrolled electors in all divisions does not differ from the average by  $\pm 10\%$ . The Commission has determined the average enrolment, along with the minimum and maximum number of electors based on the specified level of tolerance of 10% in the table below for each council currently reviewing.

Council	Electors	Average	Minimum	Maximum
Cairns Regional	94,887	10,543	9,489	11,597
Logan City	173,385	14,449	13,004	15,894
Isaac Regional	11,384	1,423	1,281	1,565
Redland City	99,635	9,964	8,967	10,960
Whitsunday Regional	20,377	3,396	3,057	3,736

(These figures are as at 23 February 2015 and may need to be readjusted slightly depending upon population growth between now and the Local Government elections scheduled for March 2016.)

Further information about the review process and advice on formulating suggestions may be found on the Electoral Commission of Queensland website under Local Government Reviews.

Suggestions should be marked with the name of the Council e.g. LOGAN CITY and be lodged as follows:

- by posting to  
Change Commissioner, Local Government Change Commission, GPO Box 1393, BRISBANE, QLD 4001
- by personal delivery, between the hours of 9.00 am and 5.00 pm to:  
Electoral Commission of Queensland, Level 6, Forestry House, 160 Mary Street, Brisbane
- by email to  
cairnsregionalcouncilreview@ecq.qld.gov.au or  
logancitycouncilreview@ecq.qld.gov.au or  
isaacregionalcouncilreview@ecq.qld.gov.au or  
redlandcitycouncilreview@ecq.qld.gov.au or  
whitsundayregionalcouncilreview@ecq.qld.gov.au.
- online form

It would assist the Commission if anyone intending to submit maps with written suggestions could do so by using maps of the present divisions which are available on the Commission's website, or by contacting the Commission on 1300 881 665 for assistance.

**If you wish to lodge a submission, please note that all submissions will be published in their entirety (including name and address details) on the Commission's website.**

Walter van der Merwe  
**Change Commissioner**  
**Electoral Commission of Queensland**

Blaze066835



2 June 2015

Mr Walter van der Merwe  
Change Commissioner  
Electoral Commission of Queensland  
GPO Box 1393  
Brisbane, Qld. 4001

Dear Mr van der Merwe,

RE: Submission on Logan City Council Electoral Divisions

My Submission herein is based on my concerns with a lack of proper representation for the Rural Residential Area of Beaudesert Shire Council, and which was amalgamated into Logan City Council area in 2007.

Firstly, the said Rural Residential Area comprised Divisions 4,5,6 & 8 of Beaudesert Shire Council and now detailed in Divisional maps as 4, 9 & 11, and more generally described as the following districts:-

Division 4: Mundoolun, Logan Village, Buccan

Division 11: Cedar Grove, Cedar Vale, Jimboomba, South & North Maclean, Stockleigh Munruben, Park Ridge South, Logan Reserve

Division 9: Flagstone, Greenbank, Newbeirth, Round Mountain

**Example One:**

The Rural Residents have suffered from an imbalanced and improper representation between 1978 & 1994. In Beaudesert Shire Council it took 2,716 voters to elect a Councillor for a Rural Residential Area namely Division Four (4) as compared to 804 voters to elect a Councillor in the southern Rural Division two (2). Resulting in a three to one imbalance.

Mid term appointments were common and the Rural Rulers put on council their select pro rural candidates mid term. And the local press treated these injustices as normal.

Resulting in neglectful, minor or non existent representation of the interests of Rural Residential rate payers of the Shire. Clearly the majority were being governed by a self interested minority.

In my 18/05/1990 Submission to the Electoral & Administration Review Commission (EARC) I stated at paragraph 6 (B) the following:-

**The people of divisions 4 and 5 have no elected and or effective say in the administration of Council matters relevant to their divisions, however, council cronies are in a position to dictate development and unnecessary services (of a**

profit taking nature) for these divisions.

**Example Two:**

As to a lack of proper representation of Rural Residential rate payers nothing changed with the amalgamation of Beaudesert Shire Council areas which were taken over by Logan City Council in 2007.

Even though the State has achieved a more balanced representation based on numbers it has achieved this by placing those small numbered rural residential rate payers with large numbers of urban rate payers, like Browns Plains in Division 9, like Crestmead in Division 11 and Windaroo and Mt Warren Park in Division 4.

The end result is the Councillors for each of these Divisions take little or no notice and show no respect for the wishes of Rural Residential Area rate payers as numerically they only, at best, account for 25% of that councillors constituents.

Its not rocket science and councillors are acutely aware that if they concentrate on the popular funding of sporting clubs, flower boxes at roundabouts and quality bitumen seals in urban areas then they are pretty well a shoe-in at the next election.

**BAD RESULTS FOR ENVIRONMENT & RURAL RESIDENTIAL "A" AREAS:**

**Example Three:**

On April 3 2007 in Beaudesert Shire Council Press Release disclosed:-

**"Beaudesert Shire Council will notify the State Government that an enterprise precinct is not needed at North Maclean."**

And the local councillor was quoted, as follows:-

**"I am pleased that the outcome has finally been determined. It gives the local community certainty about the future of North Maclean. I would also like to acknowledge the hard work and effort put in by the community who actively participated throughout this process and fought against the enterprise precinct."**

**RE: ANNEXURE "A"**

In this major instant, when the local councillors did her job professionally she was set upon and ultimately hounded out of council.

Tragically for Rural Residential "A" Residents of North Maclean the Queensland Government did through its Department of State Development, Infrastructure and Planning ignored Residents wishes expressed through Beaudesert Shire Council's Decision in 2007 and without **any public notification** granted approval to the developers at North Maclean, as follows:-

**"On 4 July 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application**

pursuant to a s.85(4)(b) of the Economic Development Act 2012. MEDQ has decided to grant all of the PDA development approval applied for subject PDA development conditions set out in the attached PDA Development Approval Package.” **RE: ANNEXURE “B”**

**THROUGHT THE WISHES OF COMMUNITY MOST EFFECTED BY THE NORTH MACLEAN PUSH FOR NOXIOUS INDUSTRIAL DEVELOPMENT:**

The State of Queensland under the guise of Economic Development has denied ALL existing Town Planning rights of Residents by entering into a “Secret Arrangement” with the avaricious developer.

“The Three” local Councillors whose power bases are covered by the urban component remain mute to the State sponsored bastardizing of some of the most unique, beautiful and environmentally sensitive Rural Residential Areas with the seriously damaged Logan River meandering through this part of South East Queensland, for the profit making of a dangerous noxious industrial development smack bang in the middle of this Rural Residential Area.

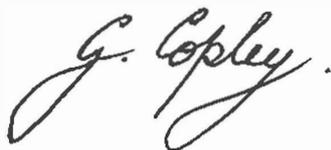
**SOME ELECTORAL JUSTICE FOR RURAL RESIDENTIAL RATE PAYERS:**

In an attempt to get some consideration for the wishes of the Rural Residential Areas of Logan City Council it is necessary for the Review to redraw the internal boundaries so that the Rural Residential Areas have a Councillor to actually represent their interests on Council.

I have outlined the major Rural Residential Areas of Logan City Council and more particularly described under Division 4, Division 11 and Division 9 on page one (1) herein.

I trust you can understand the seriousness of our present neglectful state, and which is the result of the present hopeless boundaries. Our unique Rural Residential requirements and environmental interests can only be represented when those named localities have one (1) elected representative unlike the present inappropriate situation mentioned and now referred to in EXAMPLE TWO herein.

Yours faithfully,



Gregory Copley

"A"



Beaudesert Shire  
*A region of many colours*

## MEDIA RELEASE

### **NORTH MACLEAN NOT NEEDED AS ENTERPRISE PRECINCT**

X **April 3, 2007**

BEAUDESERT Shire Council will notify the State Government that an enterprise precinct is not needed at North Maclean.

Cr Dave Cockburn, Chair of Council's Planning and Development Committee, said the Whole of Shire Planning studies had revealed that thousands of jobs would be created at Bromelton and in other planned cities in the future, diminishing the need for land at North Maclean on the Mt Lindesay Highway to be set aside as an enterprise precinct.

At its Ordinary Meeting this week, Council resolved to write to the Office of Urban Management advising that:

"It is Council's opinion that the North Maclean Investigation Area is not required for enterprise purposes for the foreseeable future."

By removing the enterprise precinct designation, the land would revert to regional landscape and rural production.

"We now know that there will be a good balance between jobs and the population growth in our new cities and are able to clarify our long-term intent for the development of this land at North Maclean," Cr Cockburn said.

He said the State Government had originally designated North Maclean as an investigation area for a possible enterprise precinct in its South East Queensland Regional Plan.

Cr Hajnal Ban said she was happy with the outcome, given the environmental constraints of the land and residents' feelings on the issue.

"I am pleased that the outcome has finally been determined. It gives the local community certainty about the future of North Maclean. I would also like to acknowledge the hard work and effort put in by the community who actively participated throughout this process and fought against the enterprise precinct."

---

#### **MEDIA CONTACT**

Deanie Carbon  
Ph: 5540 5212 Mob: 0409 615 542  
deanie.c@bsc.qld.gov.au



Queensland  
Government

Department of  
**State Development,  
Infrastructure and Planning**

Our ref: DEV2014/580

4 July 2014

Wearco Pty Ltd  
c/- Ms Amy Schmidt  
Reel Planning Pty Ltd  
PO Box 2088  
MILTON QLD 4064

Dear Amy

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR LOW IMPACT INDUSTRY (SAND AND GRAVEL STORAGE AND DISTRIBUTION) AT 4499-4651 MOUNT LINDESAY HIGHWAY, NORTH MACLEAN DESCRIBED AS LOT 39 ON SP258739**

On 4 July 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.dsdiq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely

**Patrick Atkinson**  
Director - PDA Development Assessment

Executive Building  
100 George Street Brisbane  
PO Box 15009 City East  
Queensland 4002 Australia  
Telephone +61 7 3227 8548  
Website [www.dsdiq.qld.gov.au](http://www.dsdiq.qld.gov.au)  
ABN 29 230 178 530



76 Business Street, Yatala  
PO Box 434 Beenleigh, 4207  
Phone: 3807 8077  
Email: [bycc@bigpond.net.au](mailto:bycc@bigpond.net.au)  
Website: [bycc.com.au](http://bycc.com.au)  
ABN: 83 392 949 617

The Board of the Beenleigh Yatala Chamber of Commerce would like to take the opportunity to present the below submission for consideration in reference to Logan City Council's Internal Electoral Boundary Review.

The Beenleigh CBD area has served the needs of Eagleby, Holmview, Mt Warren Park & Windaroo residents for generations and the divisional boundaries along with the representation deserves to reflect this.

On the back of the high levels of investment from the 3 tiers of government via their commitment to the new Beenleigh Town Square project, we feel this review provides all involved the right opportunity to make appropriate changes that will help the Beenleigh region. This would continue the process of evolving the area into a primary economic development hub for not only the City but wider parts of south east Queensland.

Beenleigh is the central business point for its adjoining suburbs. It provides community services that include schools, government departments, sporting and community facilities and major public transport connections.

With these aspects in mind we strongly believe that the traditional suburbs of the region should be all included inside one Logan City Council division.

The B.Y.C.C. have conducted many meetings with our members & the local business community on this topic. We have overwhelming support for these recommendations to be put forward.

From a statistical point of view, we understand the need for Edens Landing & the new parts of Holmview & Waterford to gravitate into Division 6. With this being the case we would like to urge the review to capitalize on the opportunity for Division 12 to acquire the traditional 'Beenleigh Region' suburbs of Mt Warren Park & Windaroo, in their entirety.

We feel that not only will this suit the forth coming 2016 election but based on the projected figures and considering the lack of potential population growth for division 12 and the massive surge in division 4, this will comfortably fit into the variances for the 2020 election as well.

In addition, this would help alleviate the current gross intolerance with the boundaries of Division 4.





**BEENLEIGH YATALA**  
CHAMBER OF COMMERCE INC.  
SERVING BUSINESS & COMMUNITY

76 Business Street, Yatala  
PO Box 434 Beenleigh, 4207  
Phone: 3807 8077  
Email: [bycc@bigpond.net.au](mailto:bycc@bigpond.net.au)  
Website: [bycc.com.au](http://bycc.com.au)  
ABN: 83 392 949 617

We believe that these boundaries would provide a secure base for accurate and proper representation and they would assist greatly in helping to build on the fabric of the local community. The local government needs of Mt Warren Park & Windaroo are vastly different to those of the rural areas of Mundoolun and Tamborine. The residents of these suburbs use Beenleigh as their central business & community point.

Our concern is that a continued divide of the traditional suburbs of the region, would lead to unsatisfactory representation for the residents & local businesses. We are fearful that this would hinder the area from reaching its full potential and prevent the 3 levels of government from obtaining a fair turn for investment from their contributions to our new look CBD.

Whilst we understand the need for many of the larger suburbs of Logan to be divided, we believe the small suburb boundaries of our local region can be all included into division 12 without the need for partial suburb divisions.

It is our recommendation that the division 12 boundary runs west along Logan River Road & then turns left into Teys Road along the existing boundary with Div 4. It will then jump across Wuruga Road into Pranglely Road. Following Pranglely road along it would then turn left into Bahrs Scrub Road, right into Beenleigh Beaudesert Road & finally left into Bannockburn Road. This then runs into the river boundary with the Gold Coast City Council.

Although this will miss out on a few of the newer development sites of these traditional suburbs, we understand the need for balance within the levels of tolerance.





**BEENLEIGH YATALA**  
CHAMBER OF COMMERCE INC.  
SERVING BUSINESS & COMMUNITY

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Website: [bycc.com.au](http://bycc.com.au)  
ABN: 83 392 949 617

In summary, we recommend removing the below areas from Division 12 and placing them into Division 6:

Areas: 3130811, 3130803, 3130815, 3130801, 3130813, 3130814, 3130804, 3130805, 3130808, 3130809, 3130807, 3130806, 3130810, 3130802. (Edens Landing and a section of Holmview)

And moving the Below areas from Division 4 and placing them into Division 12.

Areas: 3130909, 3130911, 3130904, 3130908, 3130904, 3130910, 3130913, 3130912, 3130901, 3130902, 3130903, 3130916, 3130915, 3130907, 3130914, 3130906, 3130905, 3131008, 3131001, 3131004, 3131002. (Mt Warren Park, Windaroo & parts of Bahrs Scrub)

We hope that this submission will be viewed favorably as we believe that it will provide a secure base for appropriate business and community representation.

On behalf of the B.Y.C.C Board,  
Yours sincerely,

Michael Rose

Beenleigh Yatala Chamber of Commerce Executive Officer



---

**From:** Duke  
**Sent:** Friday, 5 June 2015 3:00 PM  
**To:** Logan City Council Review  
**Subject:** LOGAN CITY

Attention:  
Mr Walter van der Merwe,  
Change Commissioner,  
Electoral commission of Queensland

Re : Proposal to Review Logan City Council Divisional Boundaries.

Dear Sir,

I write again to comment on the proposal to review the Logan City Council divisional boundaries.

The situation in Logan Village is ridiculous with a divisional boundary dividing an area of common interest between two divisions – 4 and 9 - and since amalgamation in 2008, we have endured an untenable situation where various divisional councillors have been incapable of working together.

While I understand that this is not the Electoral Commissions' problem, in the best interests of the community, I believe change is needed to create a single division incorporating the whole village and the residential and rural residential areas which feed into it so that we may have a single councillor who understands the issues affecting the area and who can be expected to honestly represent the village.

Logan Village has a long and proud history and is undergoing enormous change at present with the development of Yarrabilba only a few kms away. We must have proper representation in council.

The most logical solution seems to be to move the divisional boundary to the river at Logan Village and I hope this will be the outcome of this review.

Thankyou.

Yours sincerely,

Wendy Duke

---

**From:** Paul  
**Sent:** Friday, 5 June 2015 4:47 PM  
**To:** Logan City Council Review  
**Cc:**

**Subject:** Submission: Logan City Council Division Boundary Review  
**Attachments:** Logan Village Local Plan.pdf; Logan-City\_-Division-9.pdf

Walter van de Merwe  
Change Commissioner  
Electoral Commissioner of Queensland

Dear Sir,

I'm lodging this submission as a resident of Logan City Council Division 4 who is actively involved with the Community Bank located in Logan Village.

In your review of Logan City Council Division boundaries would you please **review the current Division 4-Division 9 boundary which follows Waterford-Tamborine Road and bisects the township of Logan Village.**

As shown in the attached Logan City Council Map, the historic township of Logan Village straddles Waterford-Tamborine Road.

Residents and businesses on the eastern side of this road (located in Division 4) rely on services delivered from the Village and many are actively involved in the Village, however most of the Village is located within Division 9.

Logically, Logan Village and adjacent residential areas need to be located within one Division, so one Councillor can and will take responsibility for representing the needs of Logan Village and the adjacent business enterprise and residential areas.

Over past years we've seen limited co-operation between two Councillors, who are more interested in supporting other parts of their Divisions than supporting the wholistic needs of Logan Village and adjacent areas.

**The more appropriate boundary for Division 4 is the Logan River** and the current Division 9 Districts 3132208, 3132205 and 3132203 (shown in the attached Division 9 map) need to be part of Division 4.

I do appreciate that Division 4 is already above the average Division enrolment for Logan City Council, but request you consider re-uniting Logan Village when you rebalance enrolment numbers.

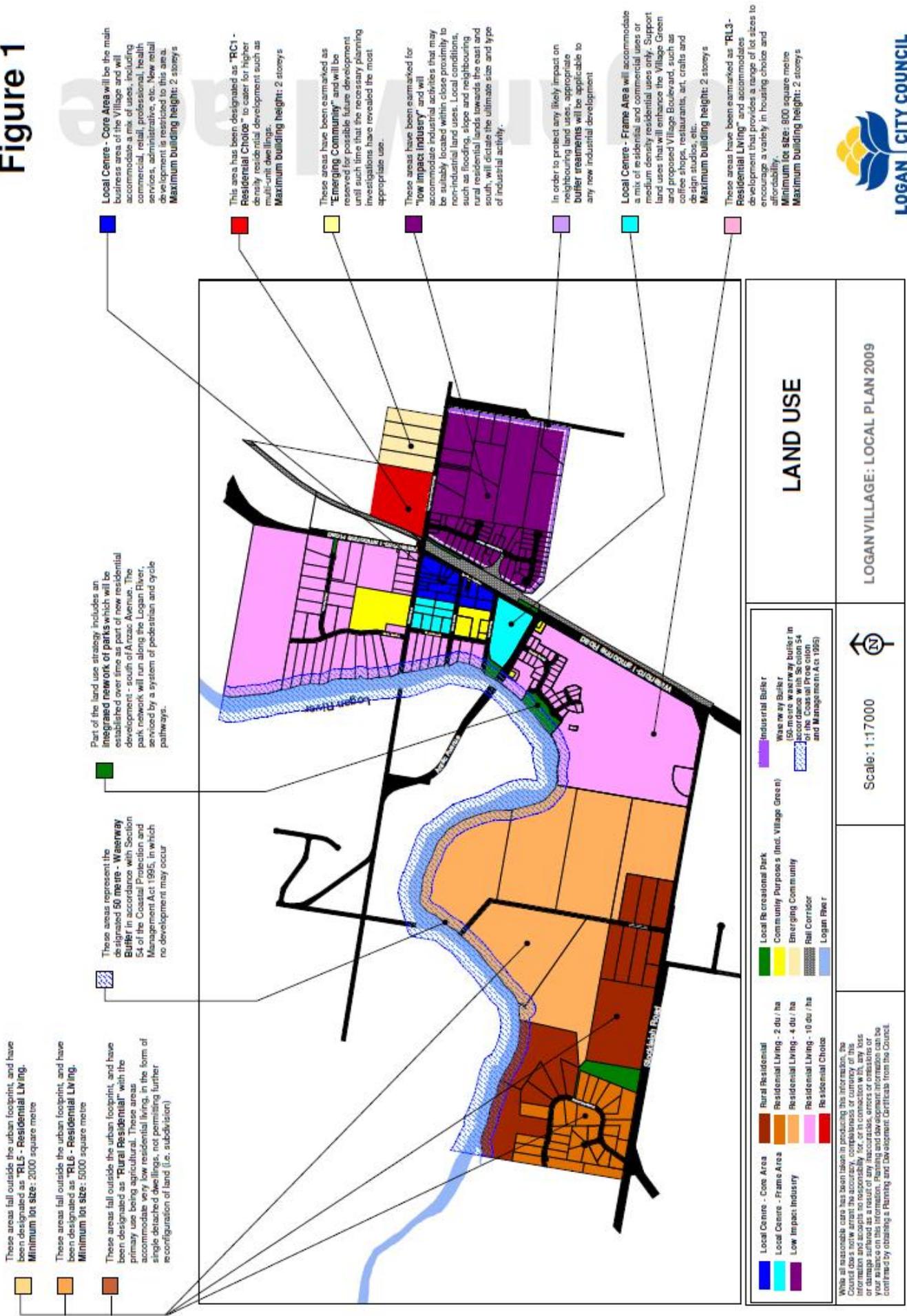
Regards

**Paul Casbolt**  
Chairman  
Logan Country Financial Services Limited

Logan Country  
Community Bank® Branch  Bendigo Bank

Ph: (07) 5546 3244 Fax: (07) 5546 3921  
PO Box 486, Waterford Qld 4133

# Figure 1



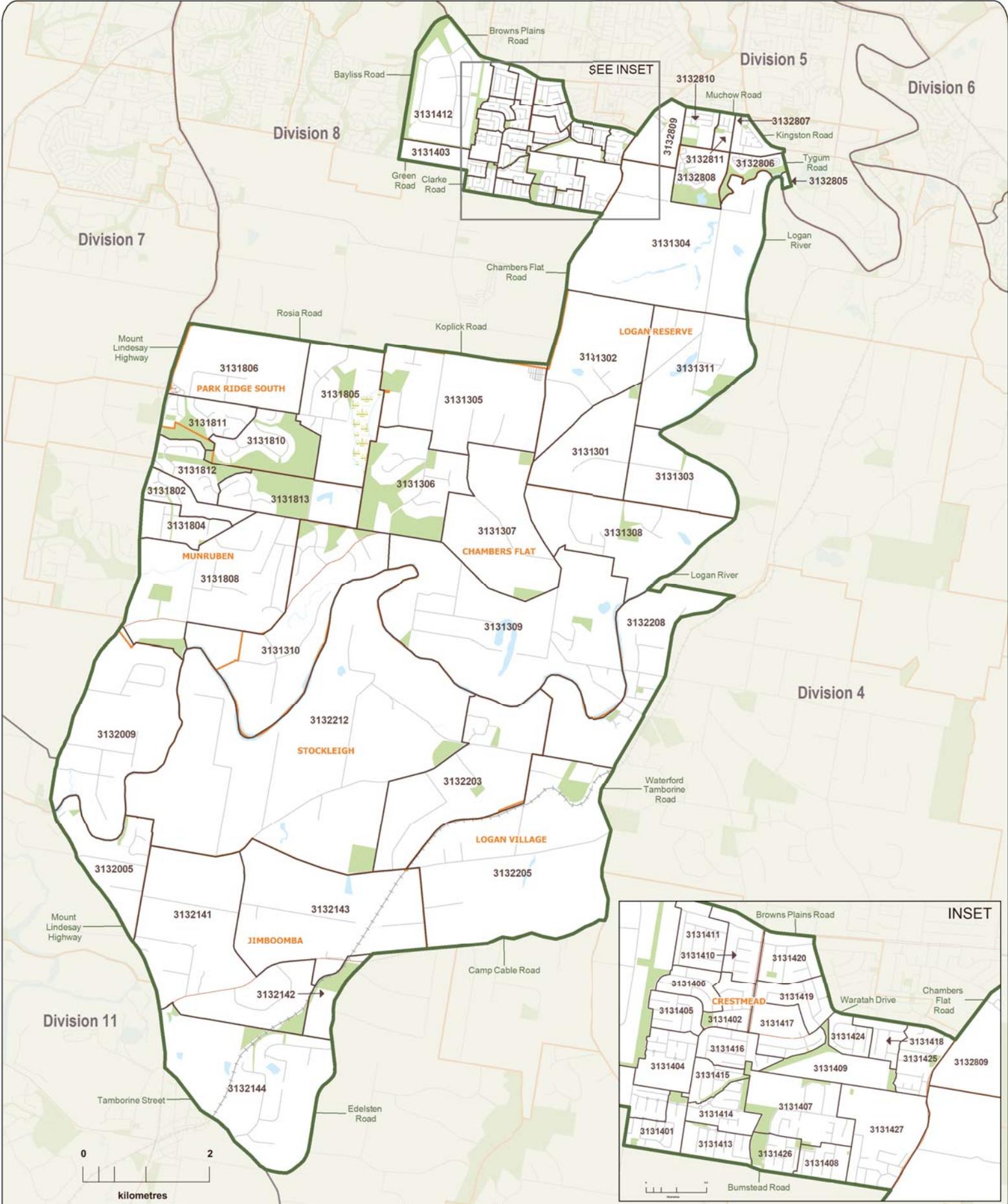
## LAND USE

- Local Centre - Core Area
- Local Centre - Frame Area
- Low Impact Industrial
- Local Recreational Park
- Community Purposes (Incl. Village Green)
- Emerging Community
- Rail Corridor
- Logan River
- Rural Residential
- Residential Living - 2 du / ha
- Residential Living - 4 du / ha
- Residential Living - 10 du / ha
- Residential Choice
- Industrial Buffer
- Waverley Buffer (50 metre waverley buffer in accordance with Section 54 of the Coastal Protection and Management Act 1985)

Scale: 1:17000

LOGAN VILLAGE: LOCAL PLAN 2009

While all reasonable care has been taken in producing this information, the Council does not accept any liability for any errors, omissions or damage suffered as a result of any inaccuracies, errors or omissions or your reliance on this information. Planning and development information can be confirmed by obtaining a Planning and Development Certificate from the Council.



**DIVISION 9 - Locality Map**



**23 February 2015**

Total Enrolment:	14,038
Average Enrolment:	14,449
Lower Limit:	13,004
Upper Limit:	15,894
Quota Variation:	-2.84%
Status:	In Quota

- Division Boundary
- Suburb Boundary/ Name
- SA1 Boundary/ Number
- Adjacent Division
- Adjacent Council
- Reserve, Parkland
- Waterbody
- Railway
- Main Road
- Wetland

**DISCLAIMER**  
Statistical Local Area (SA1) data used during compilation sourced from the Australian Bureau of Statistics. SA1 are spatial units defined in the ASGS ( Australian Statistical Geography Standard ) from 2011.

# **APPENDIX D**

**Change Commission's Proposed Determination**



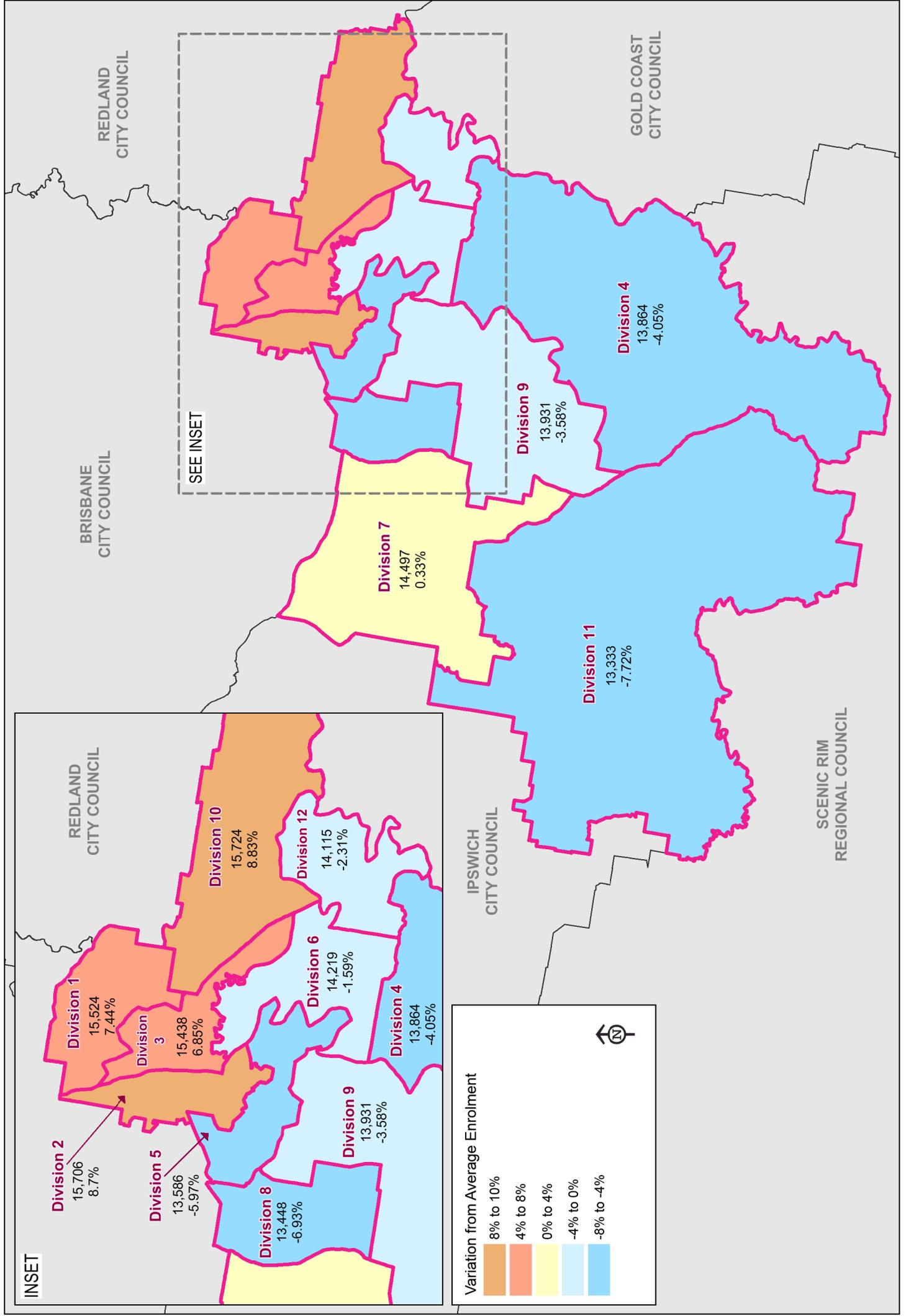
## Summary Report of Proposed Division's Enrolment Figures

### LOGAN CITY COUNCIL

Proposed Division	Actual		Projected - 2016		Projected - 2019		
	Enrolment (23 February 2015)	Quota Variation (%)	Enrolment (31 March 2016)	Quota Variation (%)	Enrolment (28 February 2019)	Quota Variation (%)	Quota Status
Division 1	15,524	7.44	15,655	6.49	16,048	2.68	In
Division 2	15,706	8.7	15,867	7.94	16,384	4.83	In
Division 3	15,438	6.85	15,559	5.84	16,006	2.41	In
Division 4	13,864	-4.05	14,366	-2.28	16,081	2.89	In
Division 5	13,586	-5.97	14,010	-4.7	14,809	-5.25	In
Division 6	14,219	-1.59	14,645	-0.38	15,665	0.23	In
Division 7	14,497	0.33	14,611	-0.61	15,729	0.64	In
Division 8	13,448	-6.93	13,641	-7.21	14,259	-8.77	In
Division 9	13,931	-3.58	14,192	-3.46	15,537	-0.59	In
Division 10	15,724	8.83	15,931	8.37	16,221	3.79	In
Division 11	13,333	-7.72	13,508	-8.11	15,787	1.01	In
Division 12	14,115	-2.31	14,421	-1.9	15,025	-3.87	In
<b>Actual Total</b>	<b>173,385</b>		<b>176,406</b>		<b>187,551</b>		
<b>Actual Average</b>	<b>14,449</b>		<b>14,701</b>		<b>15,629</b>		
<b>Actual Lower Limit</b>	<b>13,004</b>		<b>13,230</b>		<b>14,066</b>		
<b>Actual Upper Limit</b>	<b>15,894</b>		<b>16,171</b>		<b>17,192</b>		
			<b>Projected Total</b>		<b>Projected Total</b>		
			<b>Projected Average</b>		<b>Projected Average</b>		
			<b>Projected Lower Limit</b>		<b>Projected Lower Limit</b>		
			<b>Projected Upper Limit</b>		<b>Projected Upper Limit</b>		

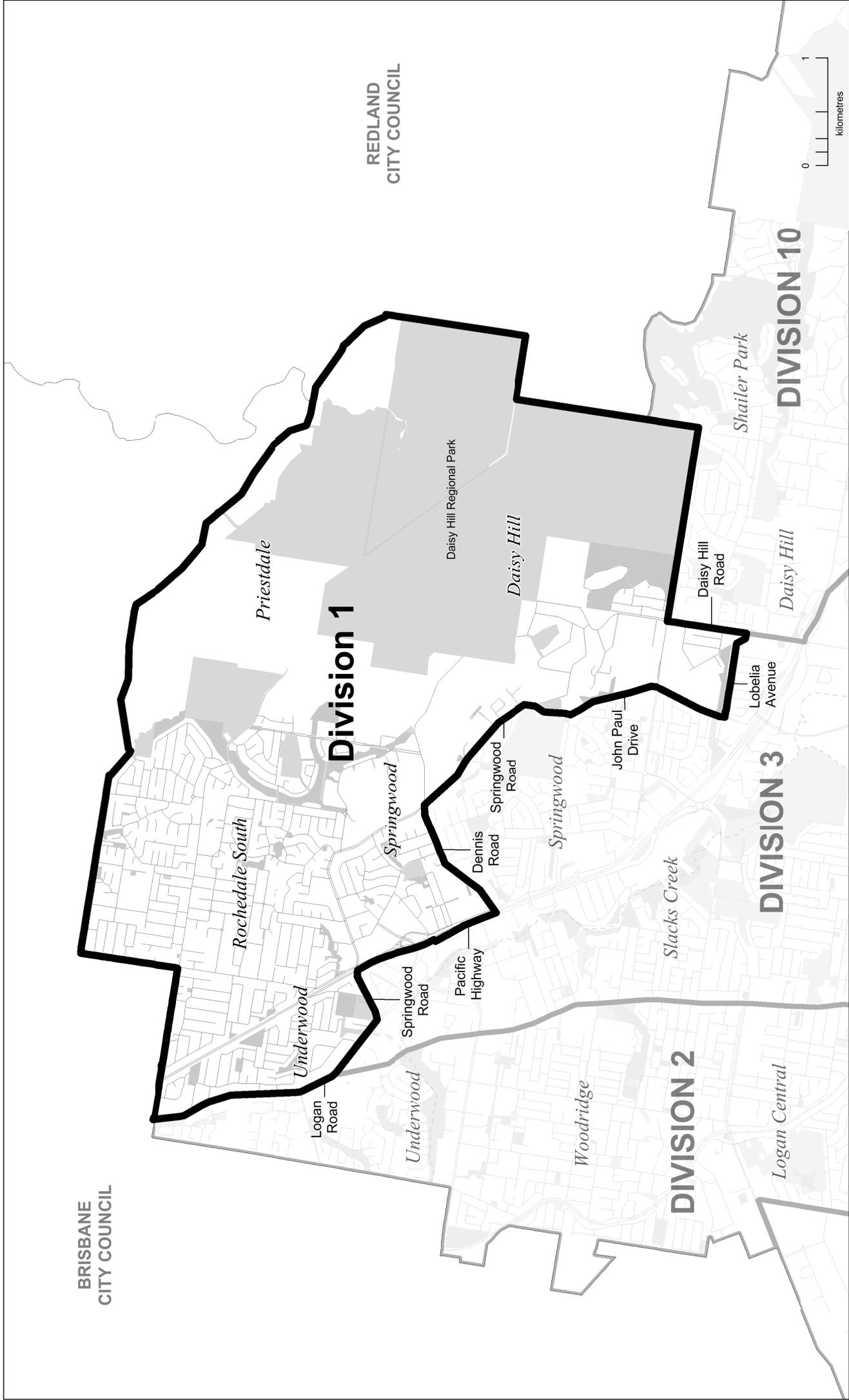


# LOGAN CITY COUNCIL PROPOSED DIVISION BOUNDARIES



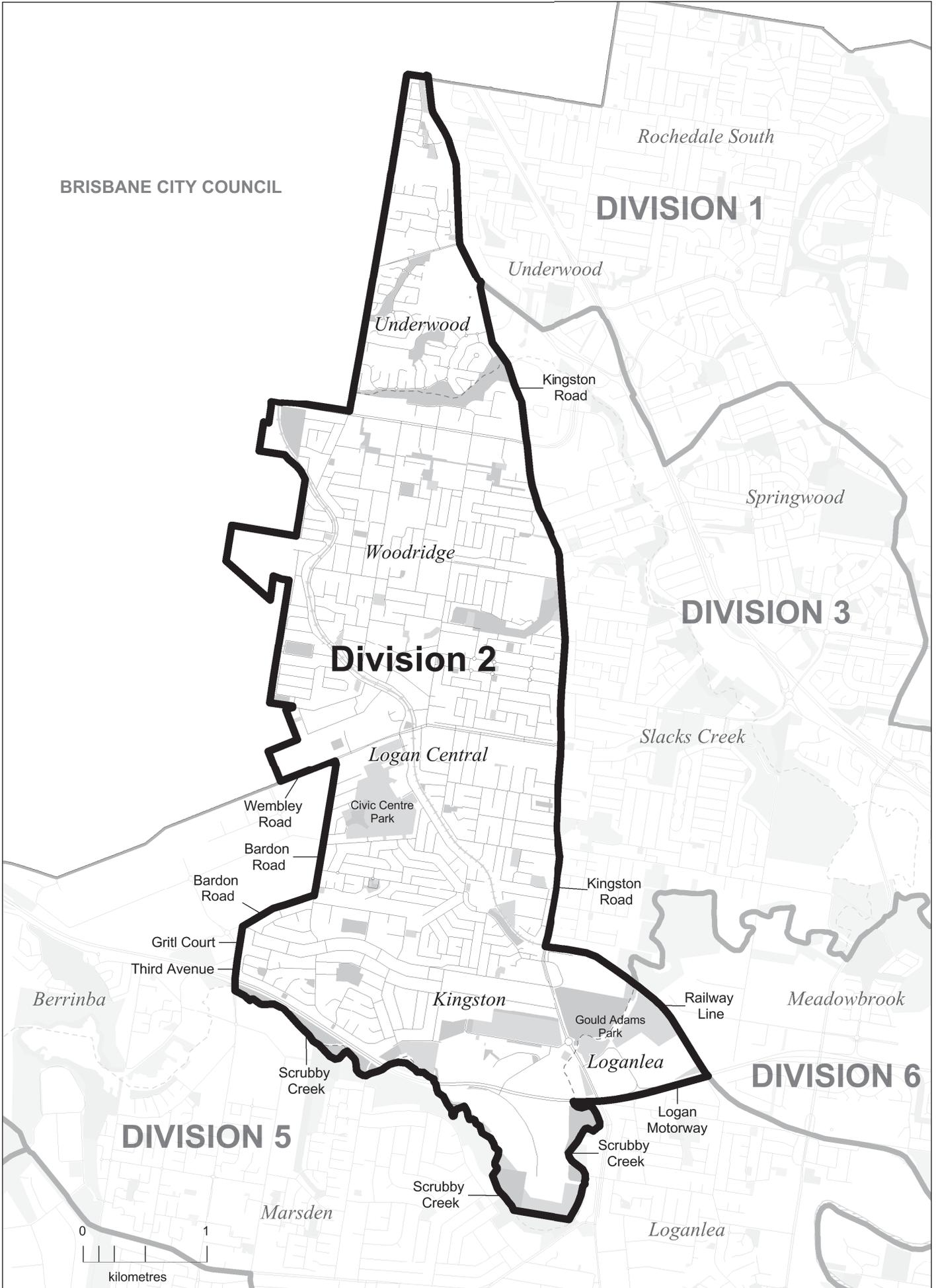


# DIVISION 1



2015 PROPOSED DIVISIONAL BOUNDARIES

**DIVISION 2**



BRISBANE CITY COUNCIL

**DIVISION 1**

**Division 2**

**DIVISION 3**

**DIVISION 6**

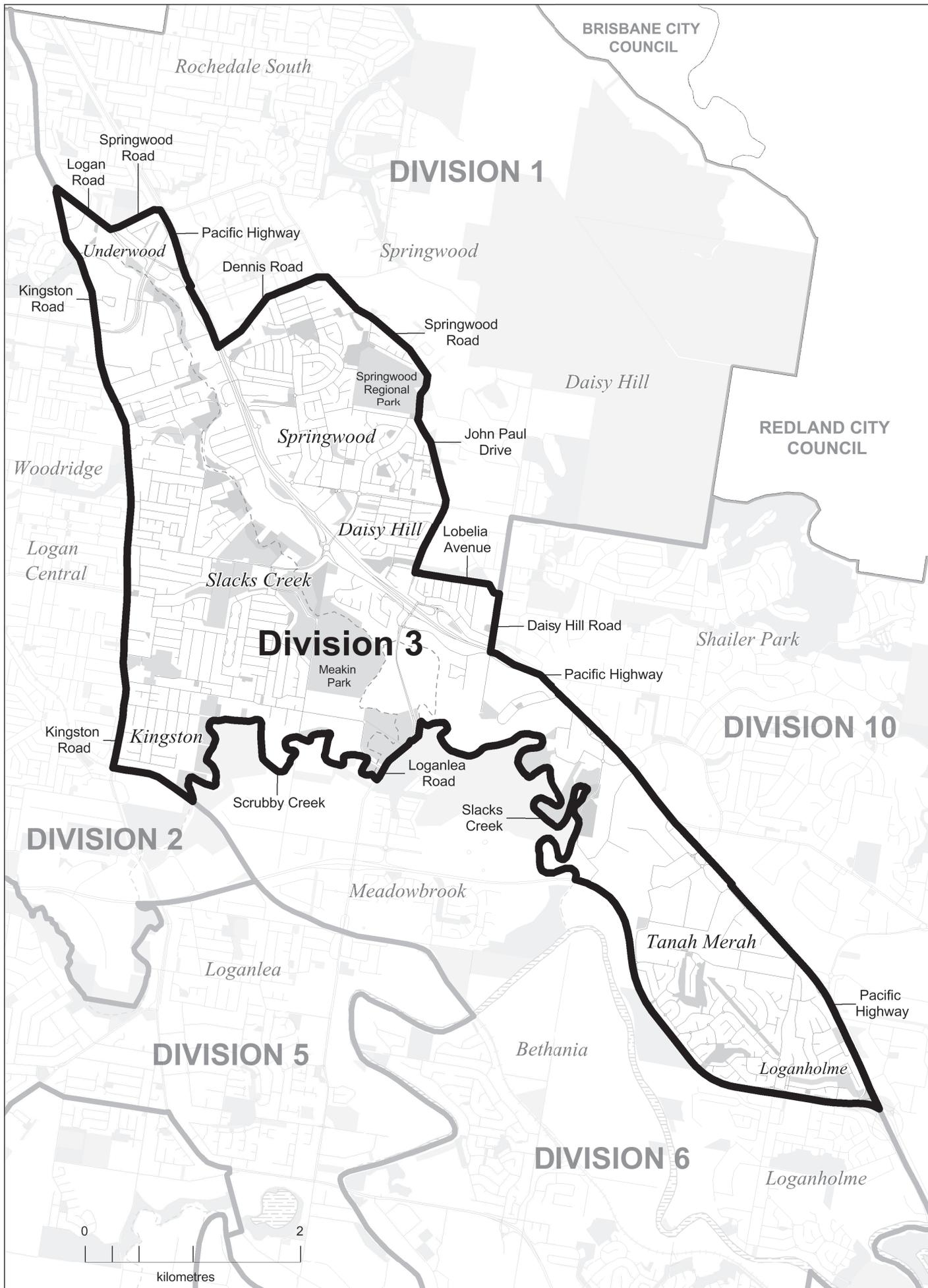
**DIVISION 5**

- Proposed Division Boundary
- Proposed Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve

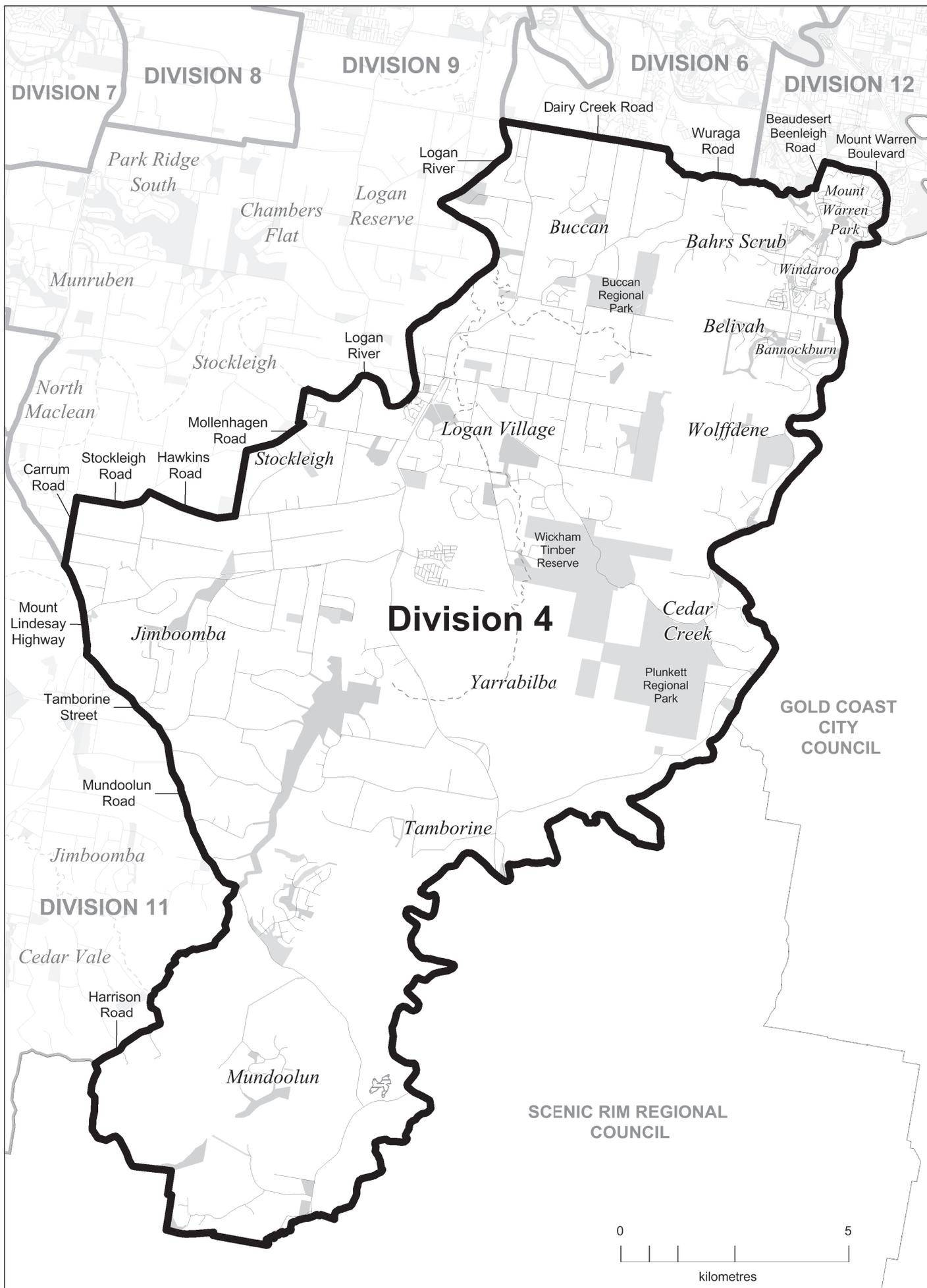


2015 PROPOSED DIVISIONAL BOUNDARIES

**DIVISION 3**



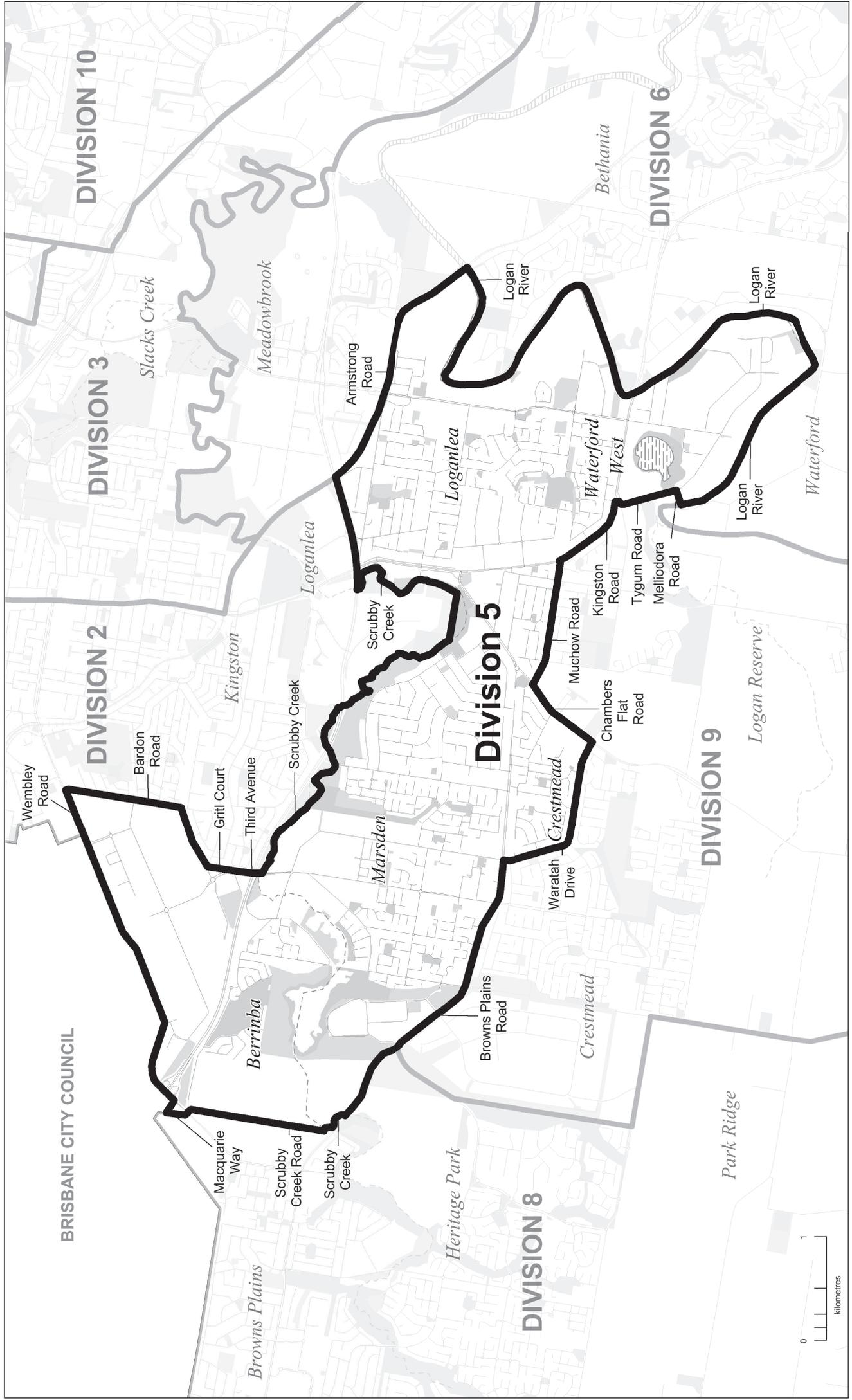
**DIVISION 4**



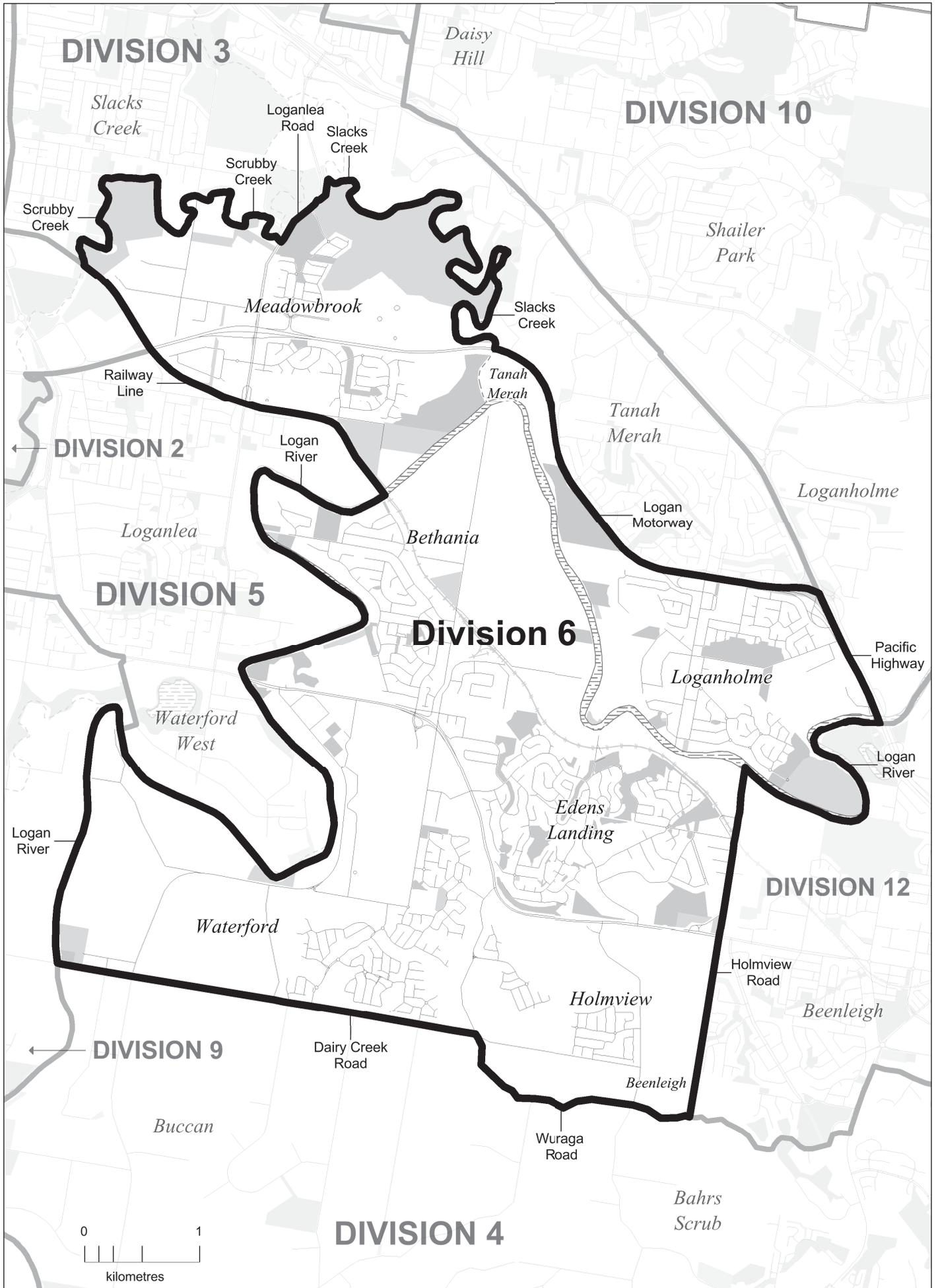
- Proposed Division Boundary** (thick black line)
- Proposed Adjacent Division Boundary** (thin grey line)
- Road** (solid grey line)
- Railway** (line with cross-ticks)
- Watercourse** (dashed line)
- Waterbody** (hatched area)
- Park / Reserve** (grey shaded area)



**DIVISION 5**



**DIVISION 6**



- Proposed Division Boundary
- Proposed Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve



**DIVISION 7**

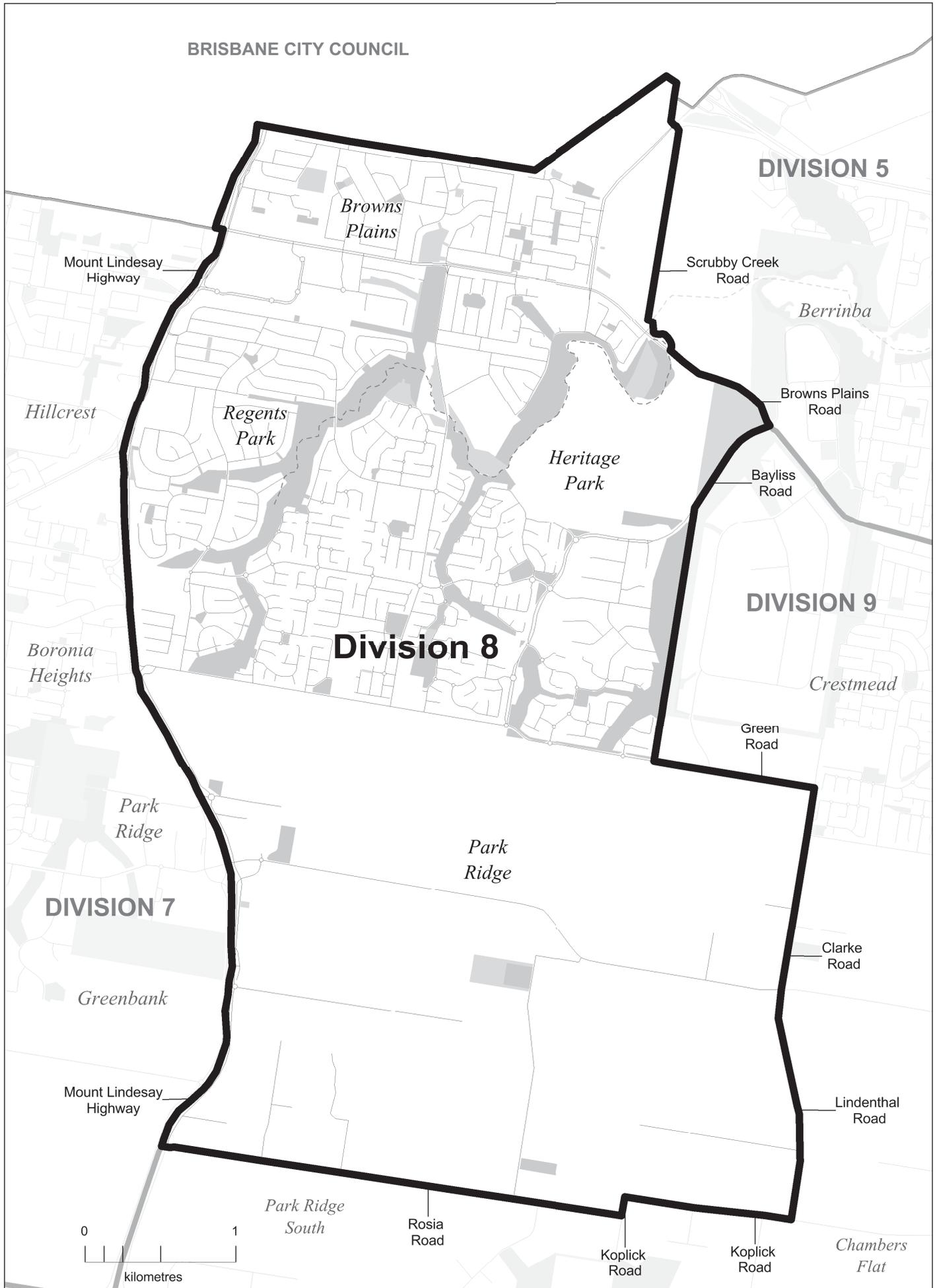


- Proposed Division Boundary
- Proposed Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve

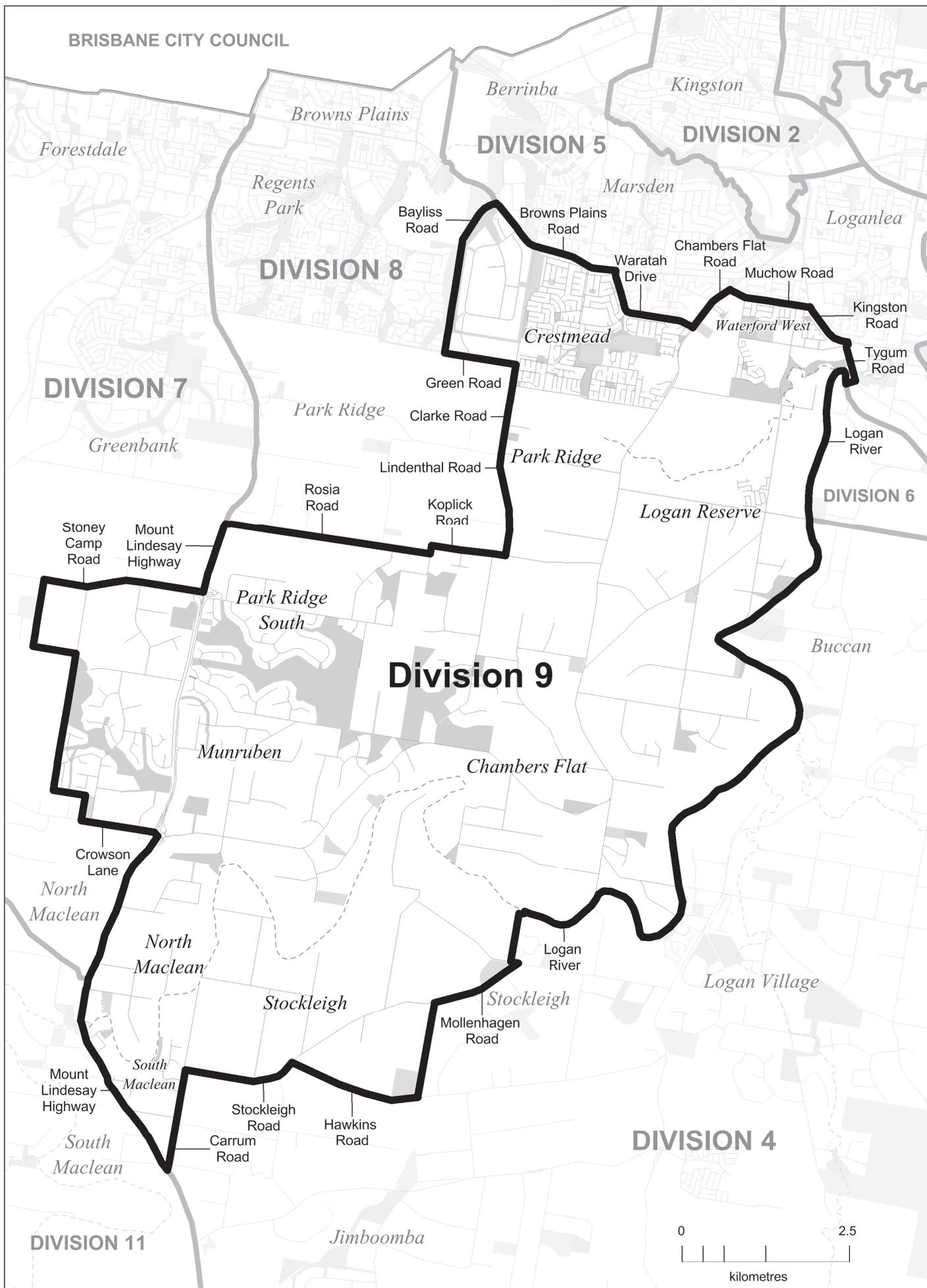


2015 PROPOSED DIVISIONAL BOUNDARIES

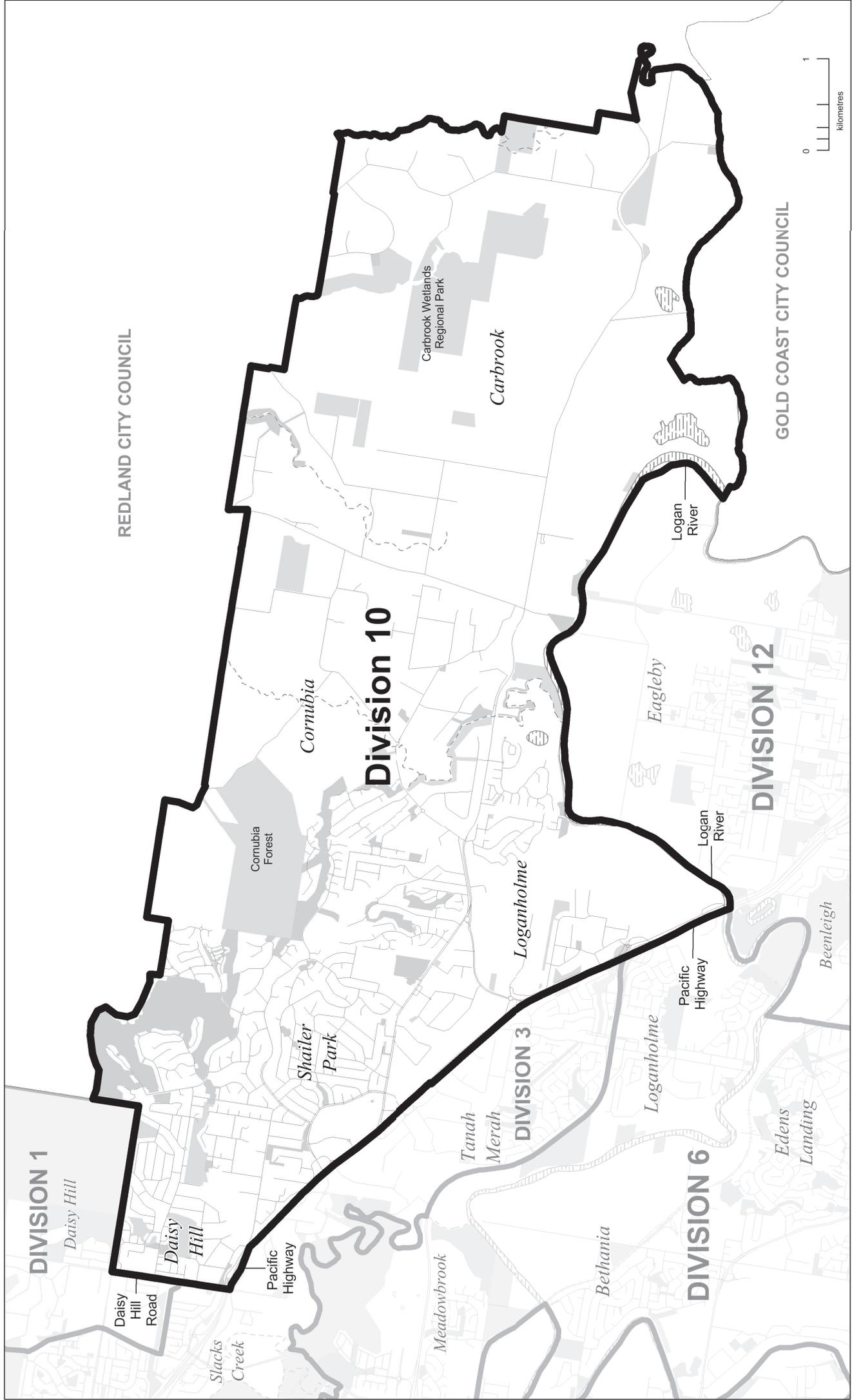
**DIVISION 8**



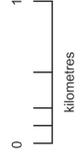
**DIVISION 9**



**DIVISION 10**

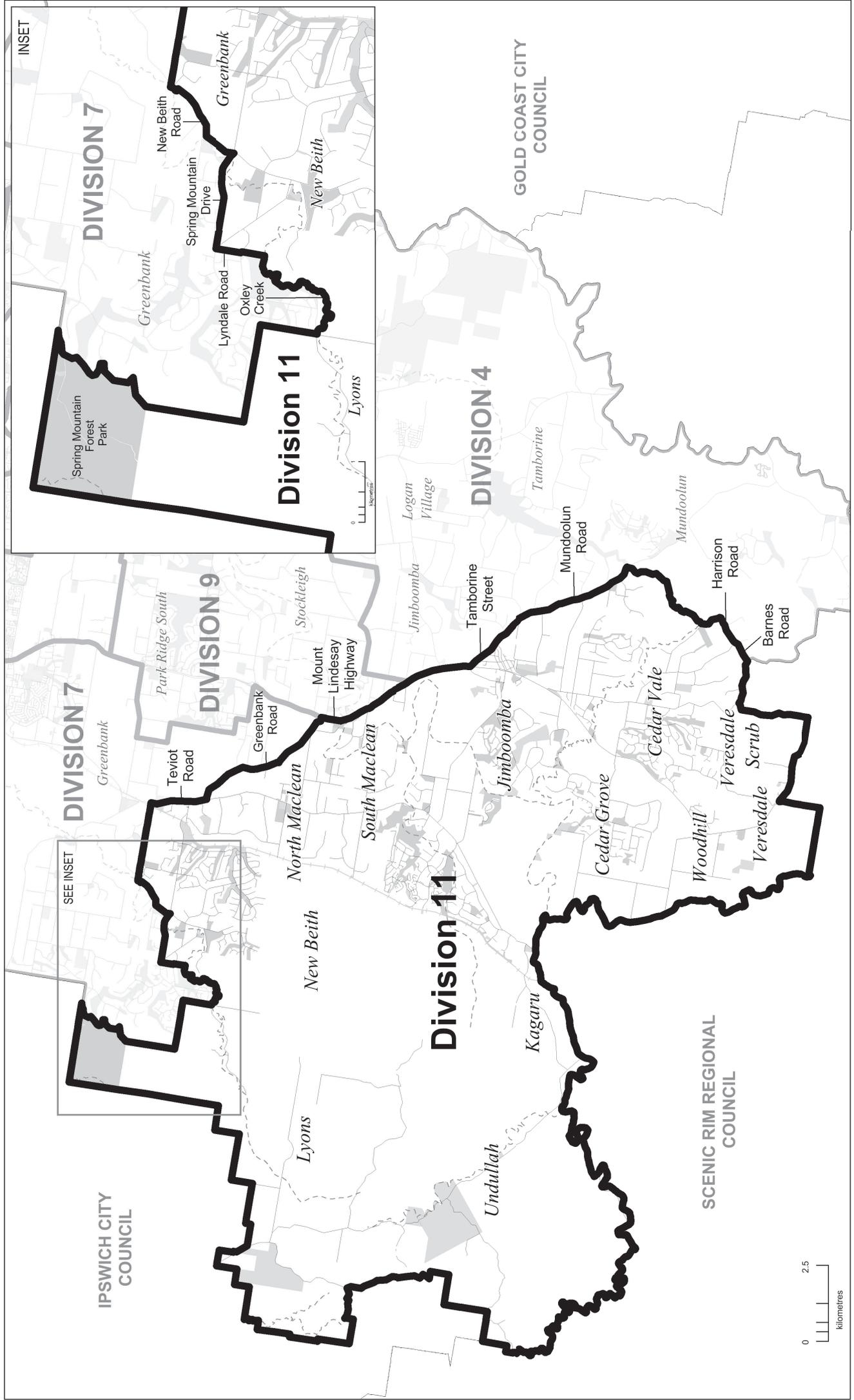


- Proposed Division Boundary
- Proposed Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve



2015 PROPOSED DIVISIONAL BOUNDARIES

**DIVISION 11**



- Proposed Division Boundary
- Proposed Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve



2015 PROPOSED DIVISIONAL BOUNDARIES

**DIVISION 12**



# **APPENDIX E**

**Invitation for Objections to the Proposal  
Comments to the Proposed Determination**



# LOCAL GOVERNMENT CHANGE COMMISSION

## LOGAN CITY COUNCIL

# INVITATION FOR OBJECTIONS TO THE PROPOSAL

The Logan City Council has advised that its electoral divisions no longer meet the quota requirements set down in the *Local Government Act 2009* (Act). The Minister responsible for Local Government has in turn referred the matter to the Local Government Change Commission for an independent assessment.

The Commission now invites written objections from interested persons and bodies' relating to the council's proposed twelve electoral divisions, to be lodged on **or before 5.00pm Friday 18 September 2015.**

For this phase of the review, the enrolment for Logan City Council as at 23 February 2015 is being used. The total enrolment was 173,385. The Commission has determined that 14,449 is the reasonable proportion of electors for an electoral division. Section 15 of the Act requires the Commission to ensure that the number of enrolled electors in all divisions does not differ from this reasonable proportion by  $\pm 10\%$ . In order to meet the enrolment criteria set out in the Act, the number of electors in each division must be within the minimum of 13,004 and the maximum of 15,894. Furthermore, the Act requires that the reasonable proportion of electors must be worked out as near as practicable to the time when the change is to happen to ensure demographic representation for each division of Logan City Council. Projected enrolment for March 2016 and February 2019 has been used to assist with this requirement.

Further information about the review process, reference material, maps, guidelines and advice on preparing objections to the proposal may be found on the Electoral Commission Queensland (ECQ) website ([www.ecq.qld.gov.au](http://www.ecq.qld.gov.au)); under ELECTORAL DISTRICTS then LOCAL GOVERNMENT AREAS then LOCAL GOVERNMENT REVIEWS then click Logan City.

Anyone interested in lodging an objection should note that all objections will be published on the Commission's website in their entirety and in a publication.

Objections should be marked LOGAN CITY and may be:

- posted to:  
Local Government Change Commission, GPO Box 1393, BRISBANE QLD 4001 or
- personally delivered to:  
Electoral Commission Queensland, Level 6, Forestry House,  
160 Mary Street, Brisbane, between the hours of 9.00 am and 5.00 pm or
- lodged by email to: [logancitycouncilreview@ecq.qld.gov.au](mailto:logancitycouncilreview@ecq.qld.gov.au) or
- lodged via online form:

Which can be found on the ECQ website ([www.ecq.qld.gov.au](http://www.ecq.qld.gov.au)) under ELECTORAL DISTRICTS then LOCAL GOVERNMENT AREAS then LOCAL GOVERNMENT REVIEWS then click on Logan City and scroll to the bottom of the Proposed Determination Section.

It would assist the Commission if anyone intending to submit objections accompanies them with the electronic mapping data if this has been prepared, preferably in MapInfo and/or KML format in projection GDA94 – Longitude/Latitude (Australia GDA94).

For any assistance related to the review matter please refer to the Commission's website, or contact the Commission on 1300 881 665 for assistance.

Walter van der Merwe  
**Change Commissioner**  
**Electoral Commission of Queensland**

Bibra074962

074962  
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BCM  
Albert and Logan News



**LOCAL GOVERNMENT CHANGE COMMISSION  
LOGAN CITY COUNCIL**

**INVITATION FOR OBJECTIONS TO  
THE PROPOSAL**

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- lodged via online form:

Which can be found on the ECQ website ([www.ecq.qld.gov.au](http://www.ecq.qld.gov.au)) under ELECTORAL DISTRICTS then LOCAL GOVERNMENT AREAS then LOCAL GOVERNMENT REVIEWS then click on Logan City and scroll to the bottom of the Proposed Determination Section.

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Walter van der Merwe

**Change Commissioner  
Electoral Commission of Queensland**

Blaze074962



14 September 2015



Electoral Commission

Dear Change Commissioner

**Councillor Laurie Smith**

REPRESENTING DIVISION 7

Assistant Chairperson for Roads and Water Infrastructure

**E** [lauriesmith@logan.qld.gov.au](mailto:lauriesmith@logan.qld.gov.au)

**P** 07 3412 5507

**F** 07 3412 3444

---

I wish to thank the Change Commissioner for allowing me (as the Division 7 Councillor) the opportunity to make a personal submission on the proposed divisional boundaries.

My below comments are to add further support to Council's submission to the Change Commissioner's proposed divisional boundaries report, particularly where Council is requesting the reinstatement of Mt. Lindesay Highway as the divisional boundary between divisions 7 and 9.

The reasons why I believe Mt. Lindesay Highway should remain the divisional boundary between divisions 7 and 9 are:-

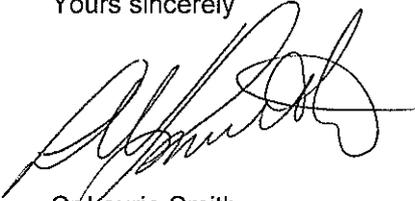
1. Community of Interest and identification of Councillor – the highway has created a man-made boundary between the divisions of 7 and 9 with residents identifying the highway as an easily recognised boundary between the divisions. While this may sound insignificant to someone living out of the area, the ability to easily direct people to the right Councillor is critical in times where residents are upset or require emergency assistance. The highway allows for easy of recognition of relevant divisional Councillor. The delay in working out who a resident should contact during a resident's stressful times only adds to their stress and can be easily resolved by keeping the divisional boundary at the highway; and
2. Planning issues – the highway allows for easy of identification of planning scheme/development area and acts as a guide to how planning is undertaken. Again, while this sounds insignificant to someone outside the area, they ability to easily identify a significant boundary (rather than follow property boundaries and/or minor road), as point reference allows people to understand why certain zonings or developments are occurring on either side of the highway.
3. Growth and Historical development of the division 7 boundary – under previous divisional boundary reviews, division 7 boundary has increased in size to cater for the out of quota representation of the division 7 i.e. division 7 is not growing as quickly as other divisions within the City. Therefore, I understand what the Change Commissioner is attempting to do, but by losing the highway as the boundary, it is not taking into consideration the previous history of divisional reviews. Particularly, where division 7 has required additional area because of the higher growth rate occurring in other parts of the City.



I again thank the Commissioner for taking the time to consider my submission and hope that the Commissioner can see why the Mt. Lindsay highway should remain the boundary between divisions 7 and 9.

I note that Council's submission has recommend 2 option to bring division 9 back into tolerance, if the Mt. Lindsay highway is reinstated as the divisional boundary between divisions 7 and 9.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Laurie Smith', with a stylized flourish at the end.

Cr Laurie Smith

**COUNCILLOR FOR DIVISION 7**

Assistant Chairperson for Roads & Water Infrastructure

## **SUBMISSION OF MR PHIL PIDGEON – LOGAN CITY ELECTORAL BOUNDARY REVIEW**

I wish to lodge a submission with relation to the proposed boundary changes between Division 7 and 9 of Logan City.

In particular the focus of this submission is in regards to the proposed realignment of the existing divisional boundary line that extends down Mt Lindesay Highway, through the suburbs of Munruben and Park Ridge South that is proposed to change in order to accommodate an additional 160 electors to bring Division 9 into tolerance.

I submit the following information for consideration by the commission;

### **COMMUNITY OF INTEREST**

Whilst it is desirable to include whole suburbs into a division on the basis of community of interest provisions, it is contended that the estates of Munruben Woods and Munruben Forest. Whilst part of the suburb of Munruben, it is clearly the case that these estates are two unique and distinct communities with no joint community of interest. Further the same situation exists with the suburb of Park Ridge South. Both suburbs of Munruben and Park Ridge South are split decisively by a major highway, being the Mt Lindesay Highway and there is no community of interest due to the major highway corridor and the impact of the highway corridor and further upgrading will only accentuate this divide.

### **EXISTING APPROVED DEVELOPMENTS NOT CONSIDERED IN INTIAL REVIEW**

I believe the electoral commission and change commissioner have not taken into consideration the existing new developments and existing planning approvals and impending approvals occurring in Division 9 which will have significant impact on elector numbers both currently and in the next 12 months to two years.

### **STONELEIGH RESERVE – LOGAN RESERVE**

I draw attention to the area of Logan Reserve which has recently seen the completion of the Stoneleigh Reserve housing estate which contains 523 fully built houses and of which is now fully occupied by residents.

I do not believe the elector numbers at this recently constructed estate have been taken into consideration when the review commenced.

It is reasonable to make an assumption that there will be a minimum of 500 electors now residing in this estate that had not been considered at the time of the original boundary review. On this basis alone the required 160 electors to bring Division 9 into tolerance is already achieved and there is no need to shift the boundary on Mt Lindesay Highway at Munruben/Park Ridge South.

#### AUSTRALAND – PARK RIDGE

I draw attention to the approved development on Chambers Flat Road, Park Ridge by Australand group which has planning approval for 287 approved lots and of which is currently having houses constructed and residents moving into.

I do not believe this planning approval and commencement of said development has been recognised by the electoral commission or change commissioner and it is reasonable to make an assumption that there will be at least 250 electors moving into these new houses within the next 6 months.

#### GORMAN PROPERTY GROUP – LOGAN RESERVE

I draw attention to a recently approved development application from the Gorman Property Group of 620 housing lots located in Logan Reserve. Construction has not commenced yet on this development but Council has given planning approval. It is safe to make an assumption that at least another 620 electors will be residing here in the next 12 months to two years which will impact heavily on the total elector figure for Division 9.

#### CHAMBERS PINES, INGENIA GROUP – CHAMBERS FLAT

I draw attention to the recent planning approval by Council to allow the expansion of the Chambers Pines Caravan Park, located on Chambers Flat Road, to expand this park to 300 plus lots which will significantly increase elector numbers in Division 9.

#### **DEVELOPMENT APPLICATIONS WITH PENDING APPROVAL**

I draw attention to the commission of two further development applications that have been received by Logan City Council, one in Logan Reserve of which will contain a minimum of 250 properties, and the second, in Chambers Flat which will be a mature aged village containing 327 lots.

Based on pre lodgement meeting discussions between Council officers and the applicants, it is highly likely these two applications will be given planning approval with appropriate conditions which will significantly increase elector numbers in Division 9.

#### **CONCLUSION**

In light of the above information I submit there is an overwhelming and convincing argument to support the divisional boundary between Division 7 and 9 remaining unchanged and that the Mt Lindesay Highway remain as the divisional boundary.

#### **Kind Regards**

Mr Phil Pidgeon

[philpidgeon@logan.qld.gov.au](mailto:philpidgeon@logan.qld.gov.au)

**From:** [no-reply@ecq.qld.gov.au](mailto:no-reply@ecq.qld.gov.au)  
**To:** [Reviews](#)  
**Subject:** Feedback Form Received from Ben Burns  
**Date:** Sunday, 13 September 2015 8:48:43 AM

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**Name:** Ben Burns

**Council:** Logan City

**Additional Information:** I object to the proposed changes, it makes no sense to divide a suburb and the greater public interest is for Mt Warren Park to remain within the same division, and align with the community of surrounding residential suburbs such as Beenleigh, Holmview, Edens Landing.

**From:** Bronwyn Riddle  
**Sent:** Monday, 31 August 2015 12:39 PM  
**To:** ECQ User  
**Subject:** Springwood boundary changes

Dear Sir/Madam,

---

I wish to voice my objection to the boundary changes for Division 3 in the upcoming Council Elections in 2016.

I am a Springwood resident and have been for 25 years, I would like Springwood to stay in the Division 3. This Division is currently represented by Cr Steve Swenson.

Thank you.

Regards,

Bronwyn Riddle

**From:** [hckent](#)  
**To:** [Logan City Council Review](#)  
**Subject:** Objection re: proposed boundary changes  
**Date:** Monday, 14 September 2015 3:36:06 PM

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To Whom It May Concern,

I am supporting the proposal for the restructure of the Logan City Council Division 10 boundaries within the 2016 local government elections.

For many years, I as a resident at 33 Solomon Avenue, Loganholme, lived in this area when it was Division 10, until it became part of Division 6 several years ago. This never made sense to me, as we are part of the neighbourhood community east of the Pacific Highway adjacent to Shailer Park and Cornubia.

Loganholme as a suburb is bisected by the Pacific Highway, as you would already know. The bulk of the suburb is west across the highway from us. It makes more sense to have Pacific Highway as a divisional boundary and include this little sliver of Loganholme back into Division 10 where it always should have remained in the first place.

I also believe that this area of Loganholme should have been renamed Cornubia or Shailer Park some years ago when the area of Loganholme across Beenleigh Redland Bay Road was renamed as part of Cornubia. Why not us?

Most of the residents were extremely happy and well represented as Division 10, and look forward to the fact this may occur once again.

Yours sincerely

Hana Kent - resident  
Loganholme Qld 4129

14/09/2015

**From:** [no-reply@ecq.qld.gov.au](mailto:no-reply@ecq.qld.gov.au)  
**To:** [Logan City Council Review](#)  
**Subject:** Feedback Form Received from Josh santos  
**Date:** Wednesday, 26 August 2015 3:55:58 PM

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**Name:** Josh santos

**Council:** Logan City

**Additional Information:** I live on the corner of Alpha Ave & Rachel Dr Crestmead The property on Rachel ave out side the boundary of my property are not my responsibility to mow but I've mowed it again ..The grass was at least half a meter high and there were broken bottles and unbroken .Fix the problem I will call pam parke

**From:** [TJ Norton](#)  
**To:** [Logan City Council Review](#)  
**Subject:** Objection to Proposed Boundary Change: Logan City Council - Division 4  
**Date:** Thursday, 10 September 2015 7:15:37 AM  
**Attachments:** [Proposed boundary change to Division 4.png](#)

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LGA: Logan City Council  
DIVISION: 4

Dear Sir/Madam

I refer to your proposal to alter the internal boundary of Division 4 within the City of Logan. While I welcome a change of boundary, for reasons I will explain, as a 30 year resident and community leader in my city, I wish to point out why the Division's current and proposed boundaries are inadequate to addressing community need in the town of Jimboomba.

I am extremely concerned about the shape and sustainability of Division 4. The idea of splitting Jimboomba away from its mainstay division (Division 11) is ridiculous, especially when Division 11 has plenty of potential to reshape on its northern boundary to make way for the whole of Jimboomba's inclusion from Division 4. The additional argument can be made that as much of Jimboomba in Division 4 formed the original suburb prior to development on the west side of the highway, it's a spurious decision to divide the community.

With a division that stretches north-east through Logan Village all the way to Mount Warren Park, we are disconnected from our local identity. Frankly, Jimboomba doesn't belong with Logan Village and Mt Warren Park - nor they with us. Politically, we have seen tried and true results that one councillor cannot diligently represent all of these communities. Electorally, it wreaks havoc and mischief and the original Jimboomba area misses out on a political community centre. As one of the fastest growing areas in Southeast Queensland, we deserve to be reunited with our community of interest and our representative hub.

The Logan City Council term of 2004-2008 had a short amount of time to set the boundaries in preparation for the Local Government Transition of us from Beaudesert Shire into the new post-amalgamation City of Logan. Nothing could have been done about that, yet now is the time to make this right and reconnect us with our community.

Therefore, I propose a change to your proposed boundary changes as per the attached image file. I propose that all Jimboomba roads marked west of the line I have mapped out be moved out of Division 4 and into Division 11 of the City of Logan.

Yours sincerely

Tame Norton  
Jimboomba



Local Government Area

Logan City Council

- \* All \*
- Division 1
- Division 2
- Division 3
- Division 4
- Division 5
- Division 6
- Division 7
- Division 8
- Division 9
- Division 10
- Division 11
- Division 12

**PROPOSED ALTERATION TO SOUTH-WESTERN BOUNDARY OF DIVISION 4**

**All Jimboomba streets west of this line to be included in Division 11**

**From:** [Sam Cumming](#)  
**To:** [Logan City Council Review](#)  
**Subject:** Div 3 proposed Boundary change  
**Date:** Monday, 31 August 2015 2:13:47 PM

---

To whom it may concern,

I have been made aware that there is a proposal to remove Springwood from Div 3, as a Springwood resident I am happy with the current boundary and am opposed to the new proposed change and would like you to reconsider.

Kind Regards  
Sam Cumming

Sent from my iPad

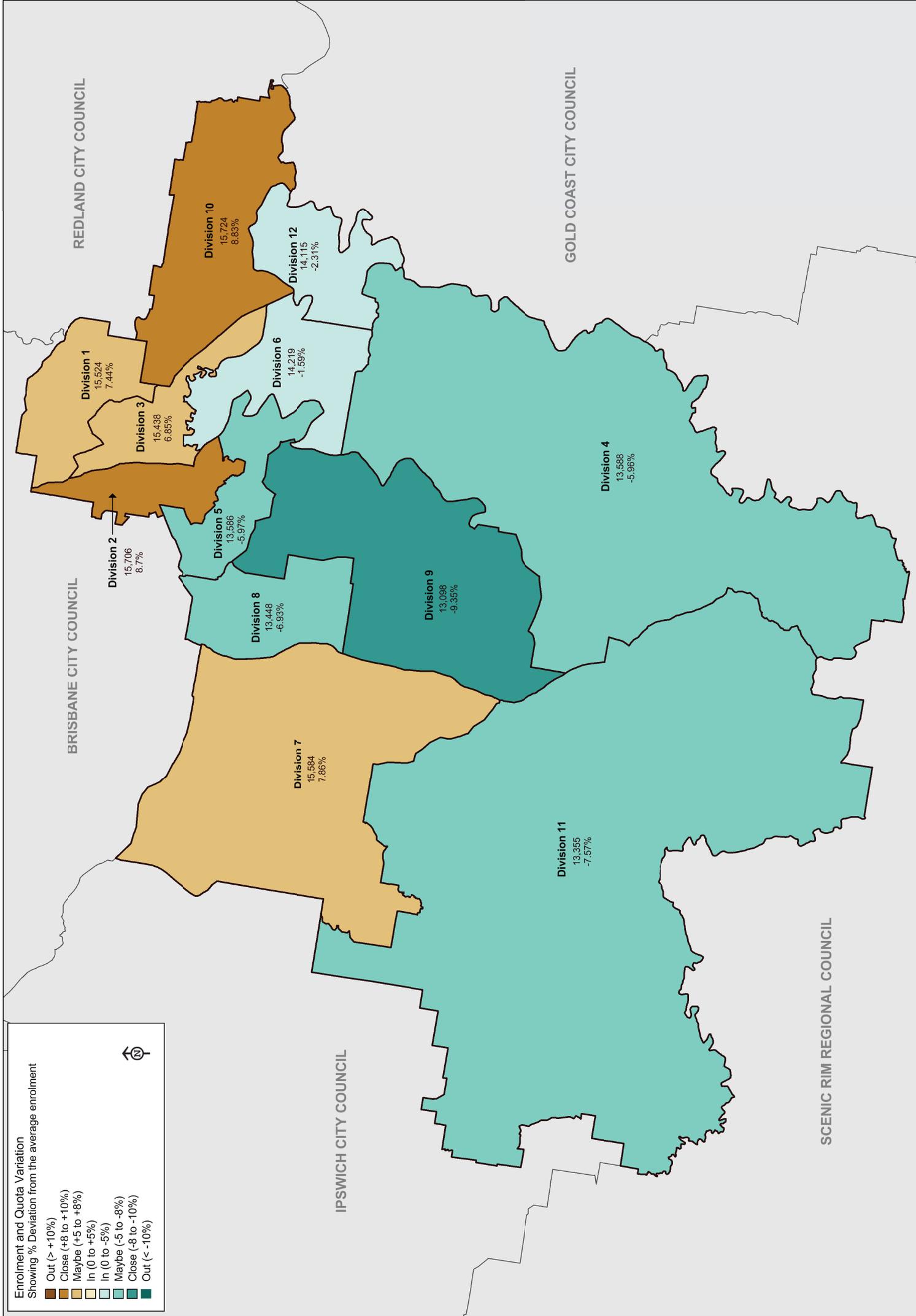


# **APPENDIX F**

**Maps of Council's Electoral  
Divisions for 2016 Elections**

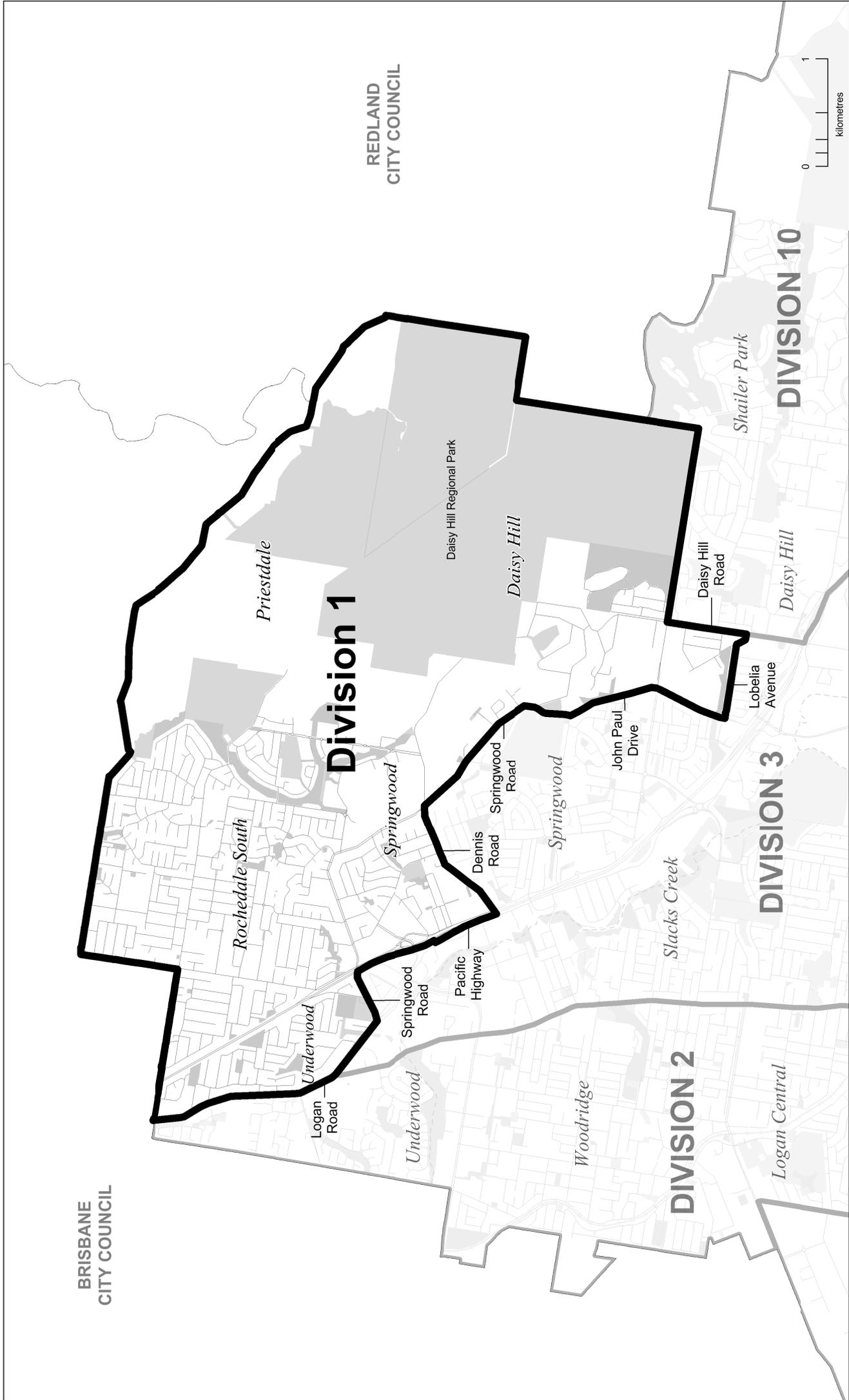


# LOGAN CITY COUNCIL FINAL DIVISION BOUNDARIES



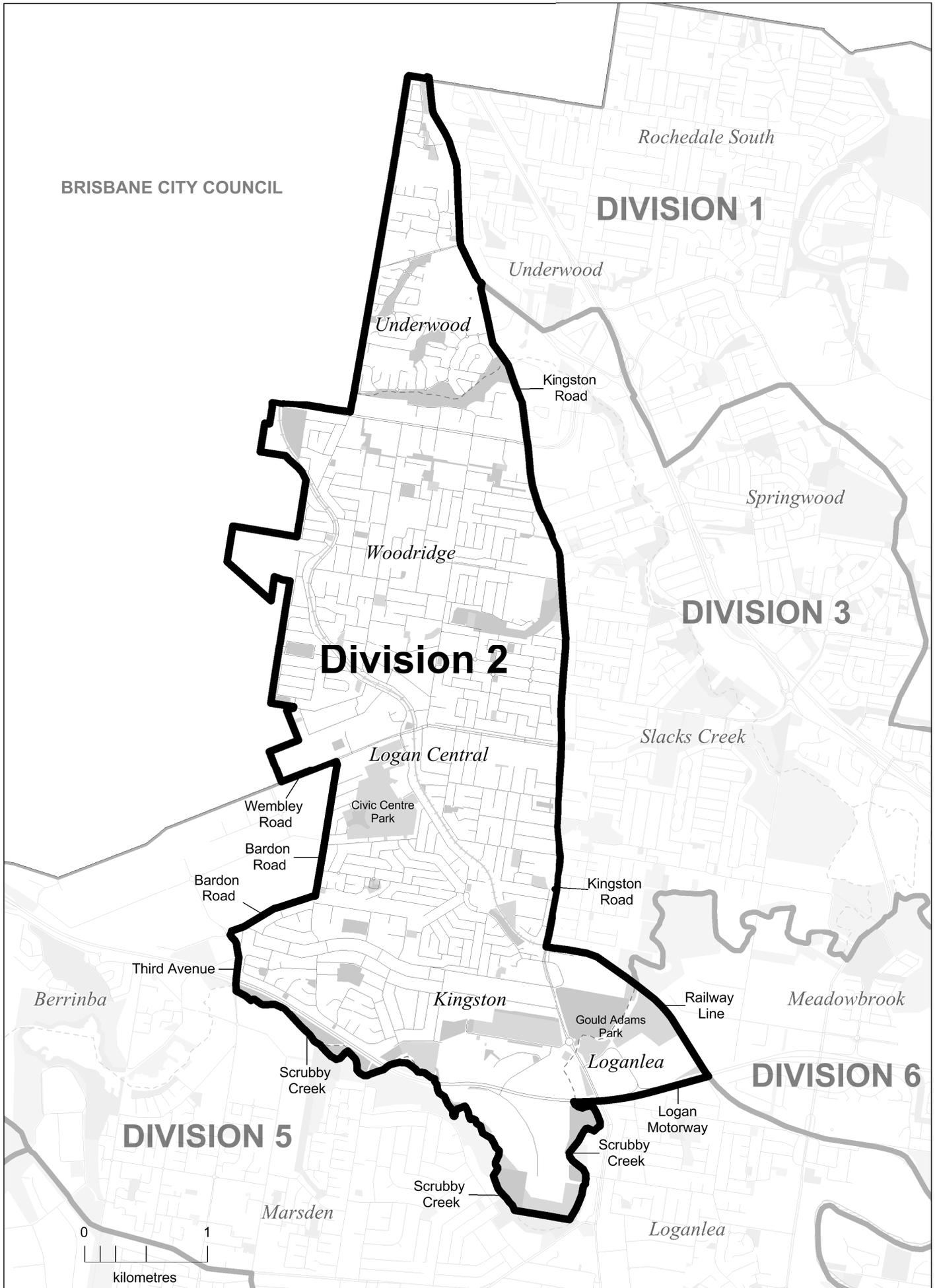


**DIVISION 1**



2015 DIVISIONAL BOUNDARIES

DIVISION 2



BRISBANE CITY COUNCIL

DIVISION 1

Division 2

DIVISION 3

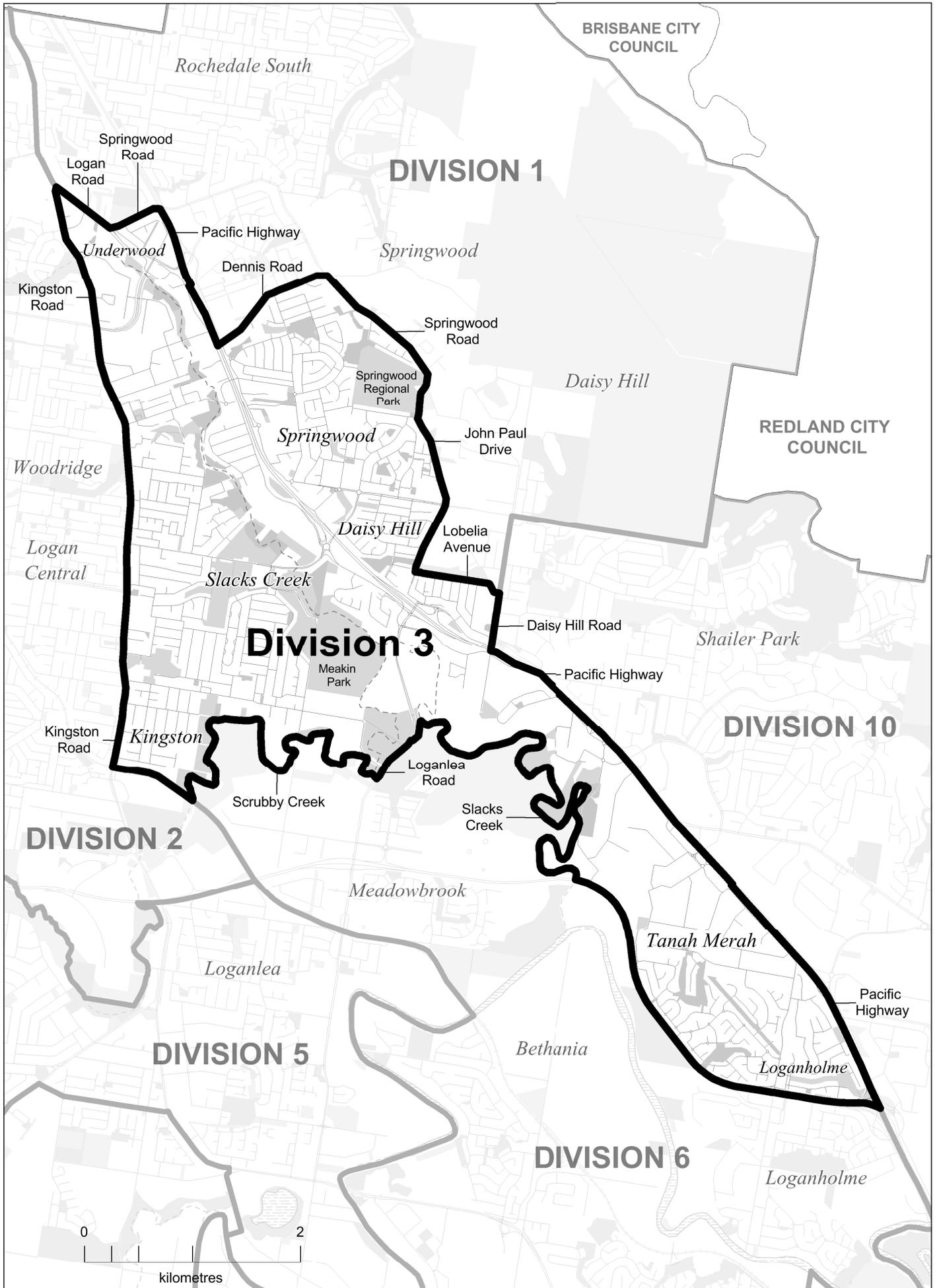
DIVISION 5

DIVISION 6

- Division Boundary
- Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve

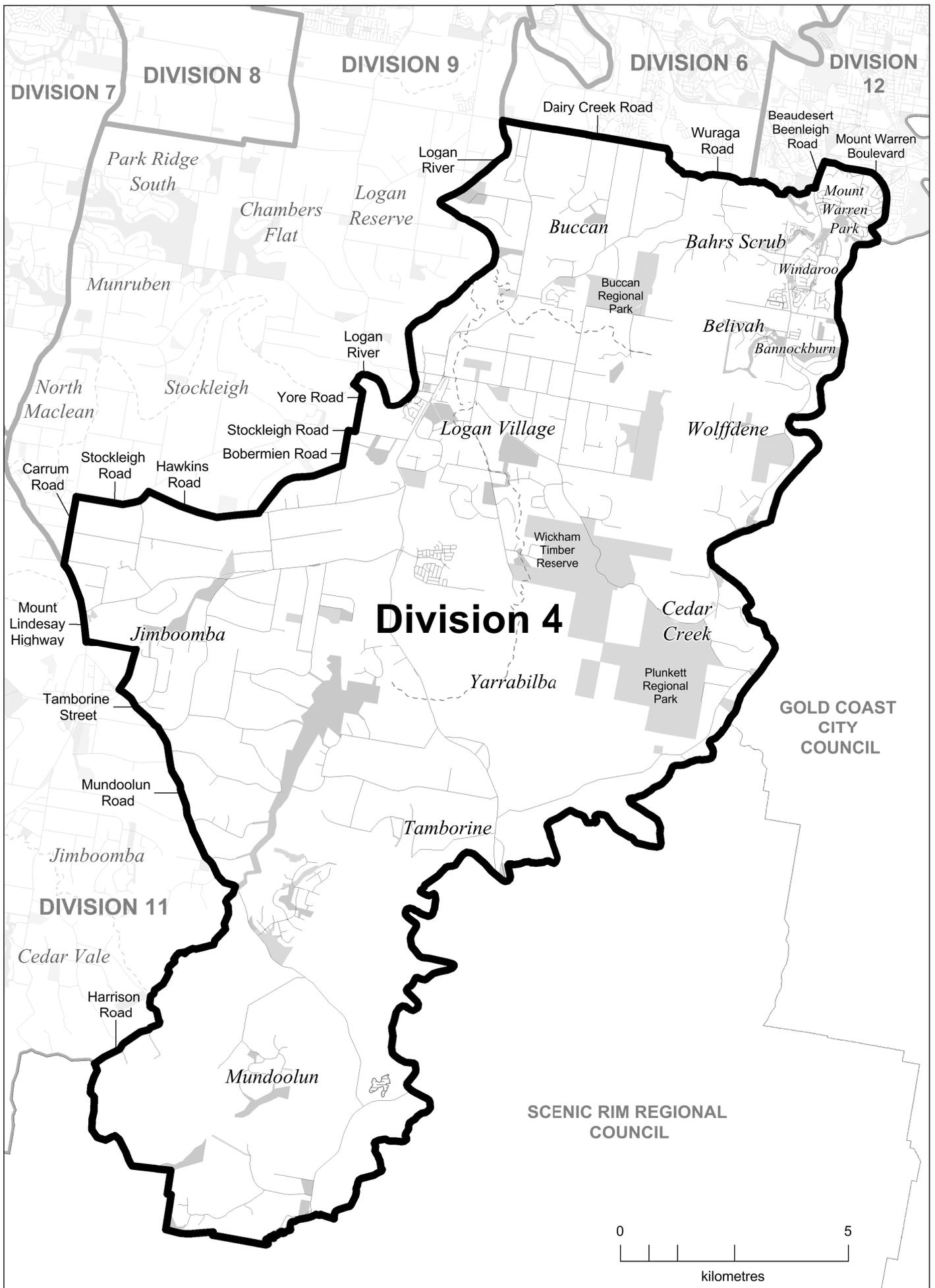


**DIVISION 3**



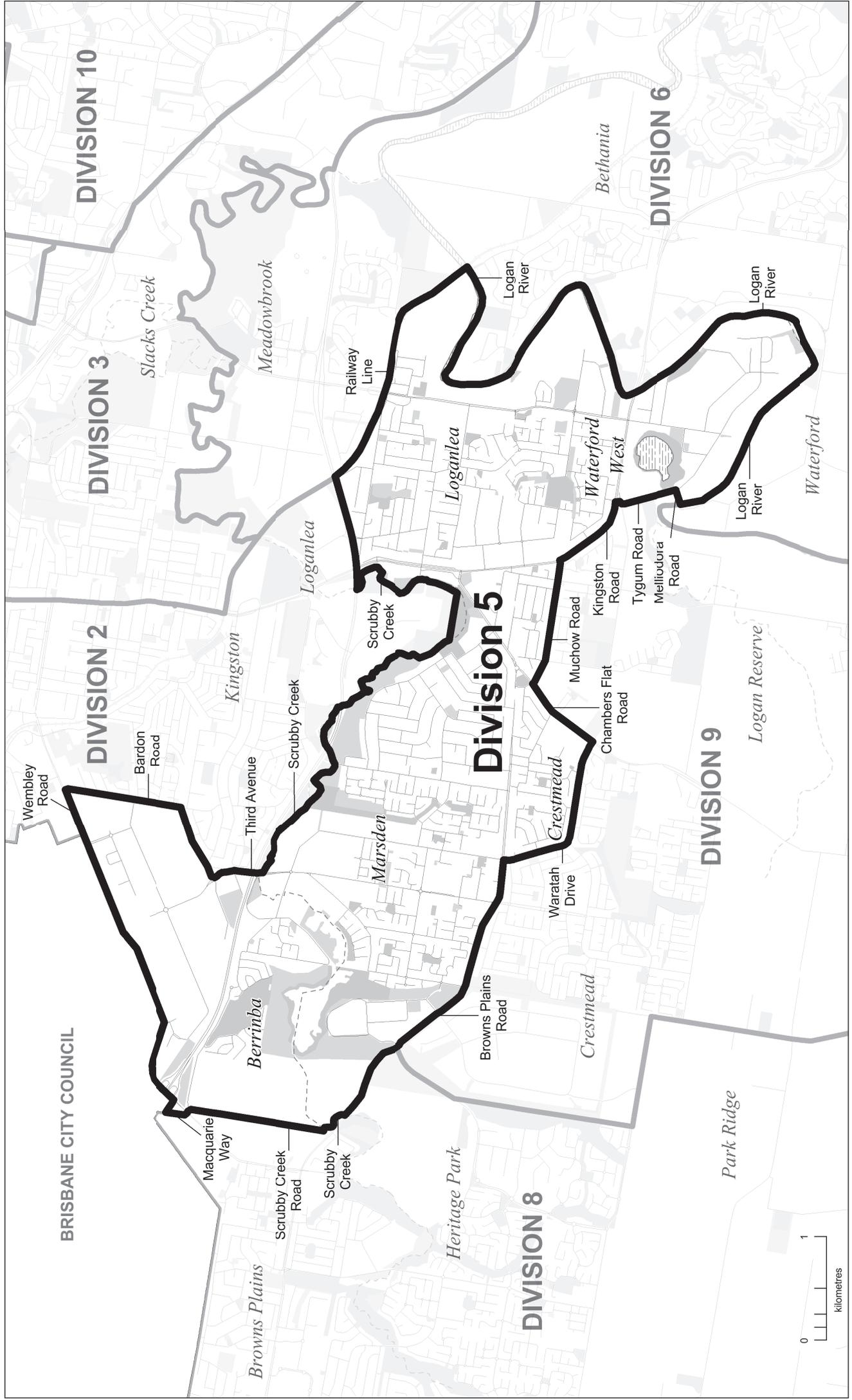
2015 DIVISIONAL BOUNDARIES

**DIVISION 4**



2015 DIVISIONAL BOUNDARIES

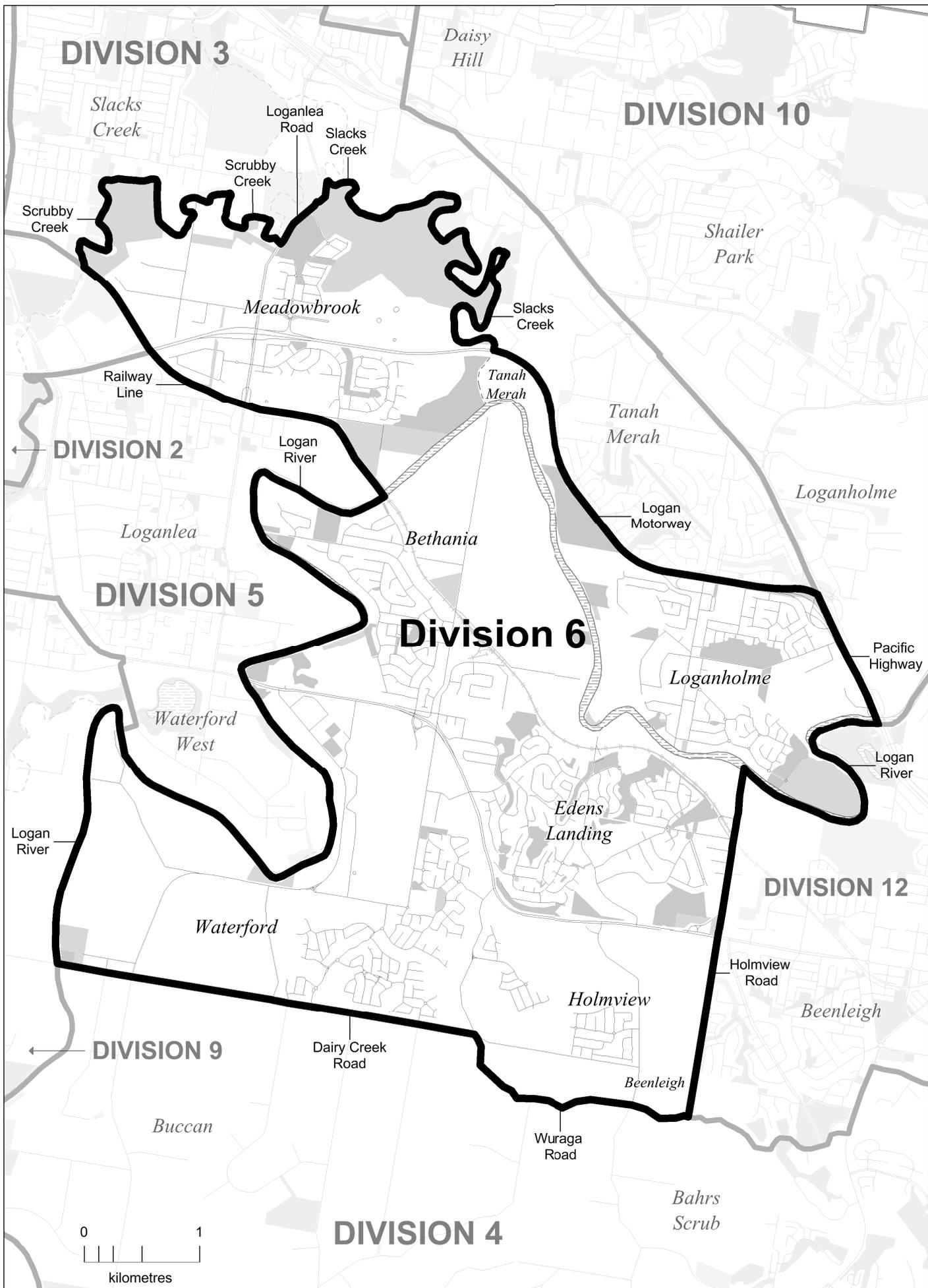
**DIVISION 5**



- Division Boundary
- Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve

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**DIVISION 6**



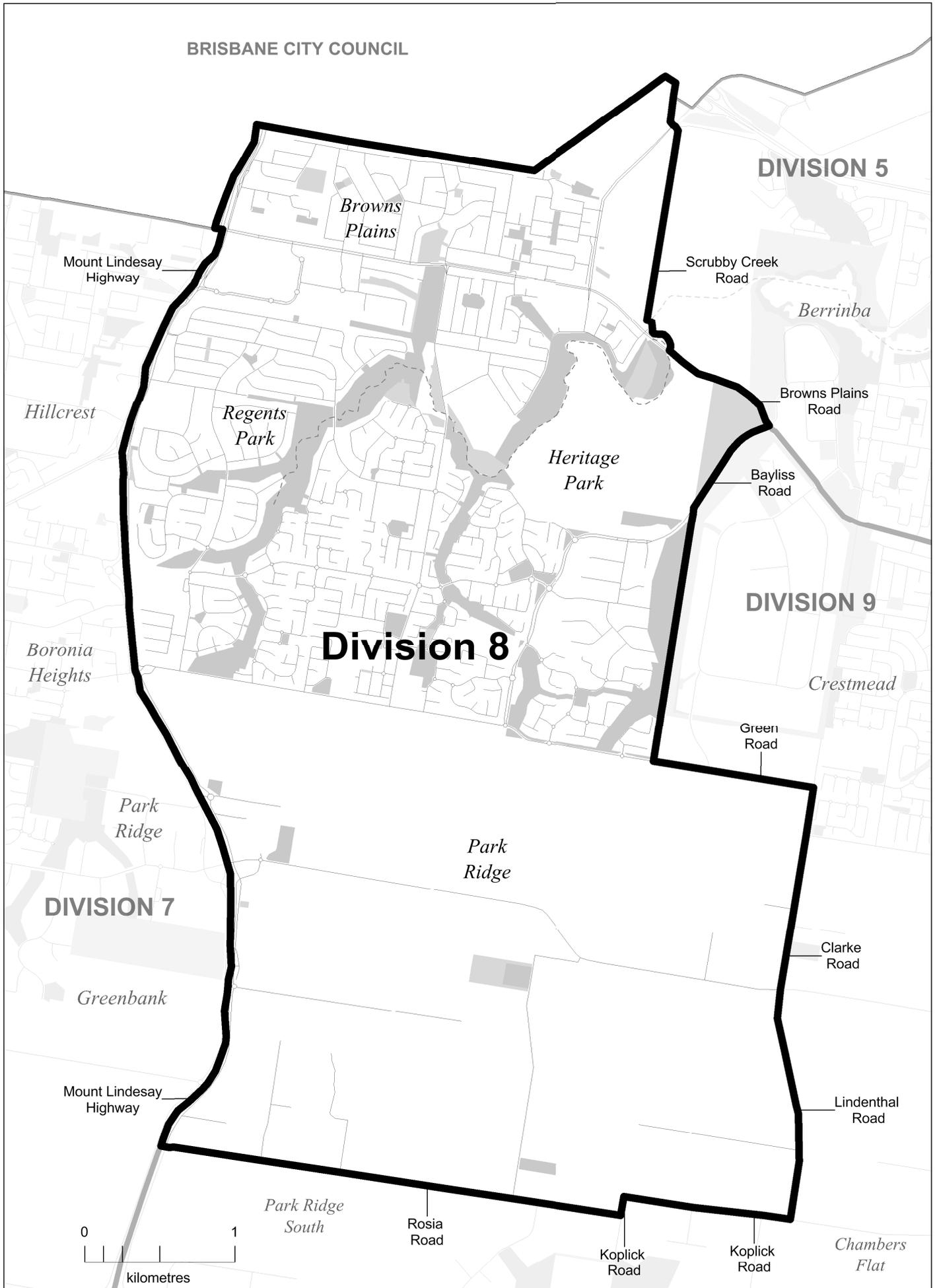
**DIVISION 7**



- Division Boundary**
- Adjacent Division Boundary**
- Road**
- Railway**
- Watercourse**
- Waterbody**
- Park / Reserve**



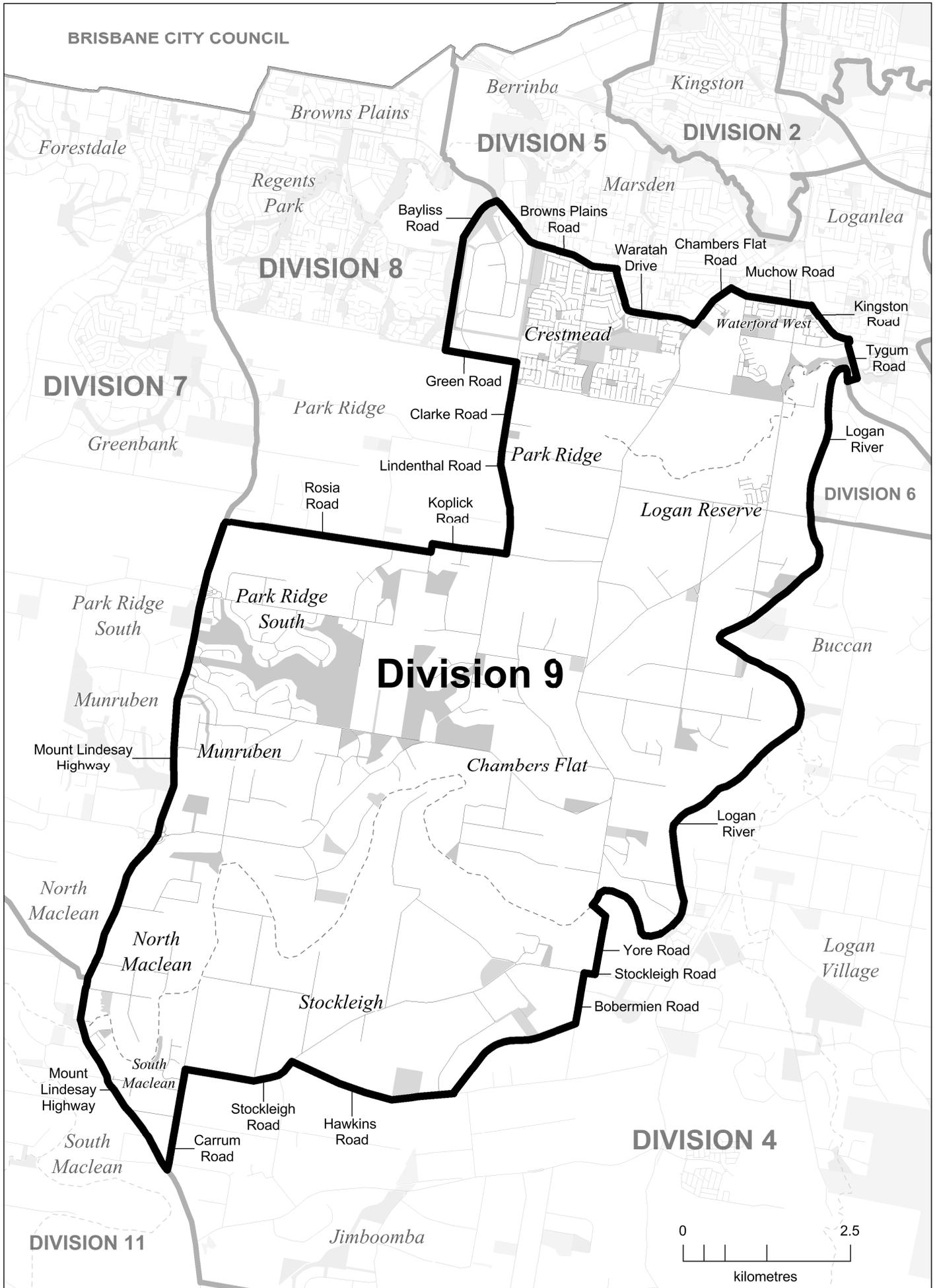
**DIVISION 8**



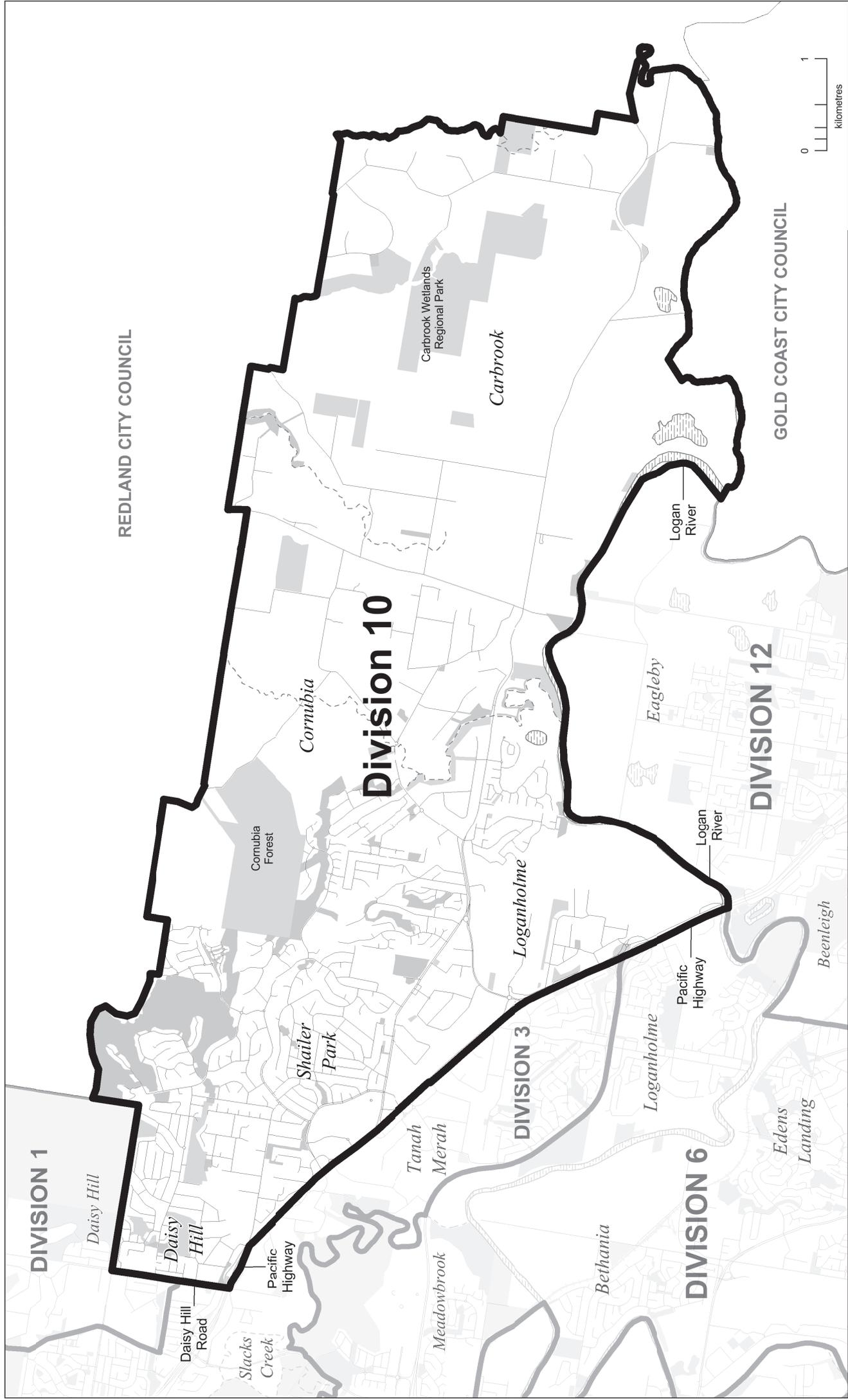
**Division Boundary** (thick black line)  
**Adjacent Division Boundary** (thin grey line)  
**Road** (solid line)  
**Railway** (line with cross-ticks)  
**Watercourse** (dashed line)  
**Waterbody** (hatched area)  
**Park / Reserve** (shaded grey area)



**DIVISION 9**



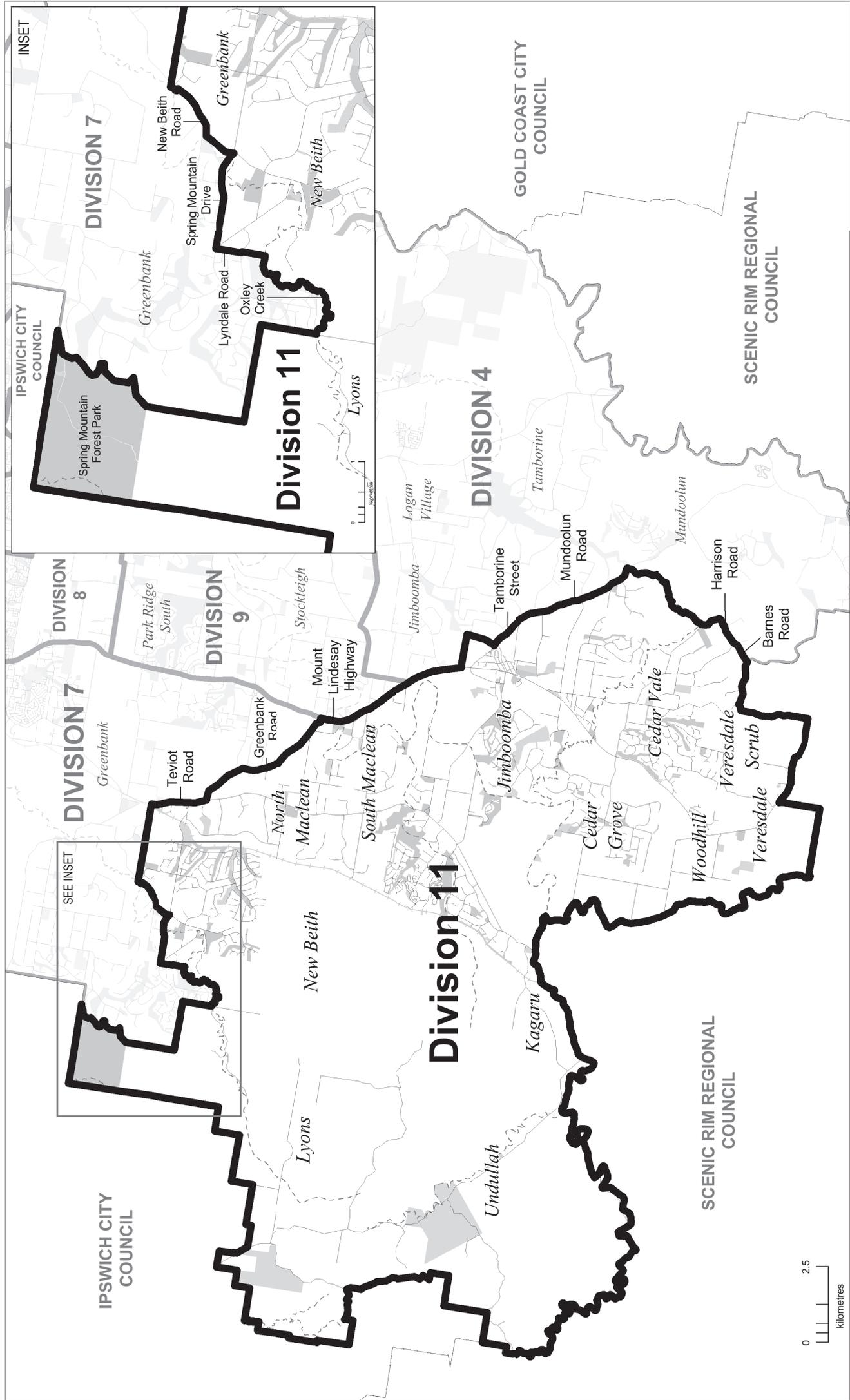
**DIVISION 10**



- Division Boundary
- Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve



# DIVISION 11



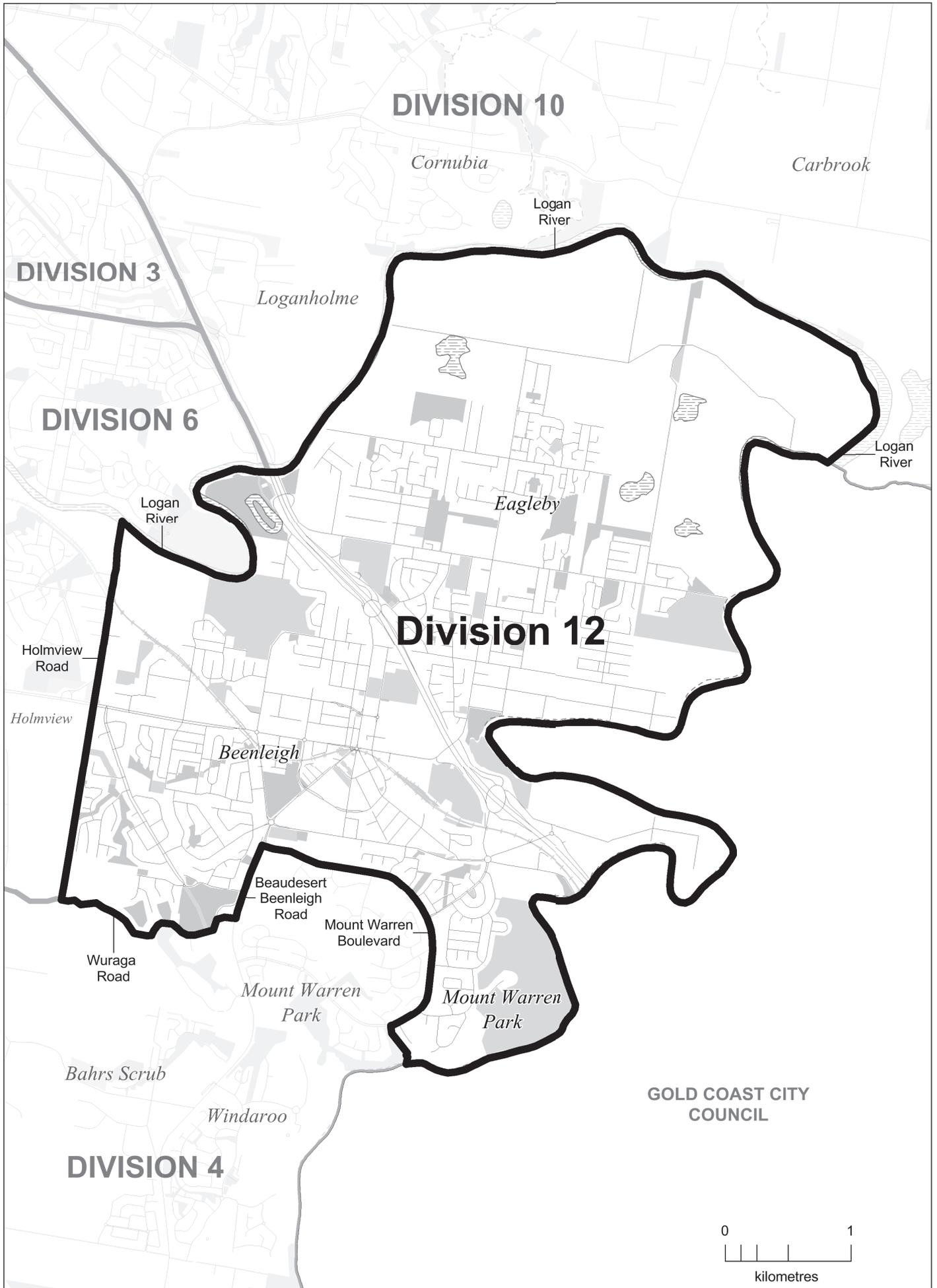
Division Boundary  
Adjacent Division Boundary  
Road  
Railway  
Watercourse  
Waterbody  
Park / Reserve

0 2.5  
kilometres



2015 DIVISIONAL BOUNDARIES

**DIVISION 12**



**GOLD COAST CITY COUNCIL**

- Division Boundary
- Adjacent Division Boundary
- Road
- Railway
- Watercourse
- Waterbody
- Park / Reserve

