

FACT SHEET

Centre to Centre Change of Use



What is a Centre zone change of use?

The start of a new use within an existing building located in the Centre zone. In some circumstances, such a change of use will be accepted development and will not require a development application (approval from Council).

Do I need an approval/permit?

A development permit (approval from Council) is not required if the Centre zone change of use complies with the planning requirements in the Logan Planning Scheme 2015 (i.e. all of the acceptable outcomes of the applicable codes and meets the requirements contained in the category of development and assessment table). If the proposal cannot meet one of these requirements, the development becomes assessable development and requires a development permit (development application approved by Council) before the use can be carried out.

To determine if a development permit is required, the zone of the property must be identified. Once the zone is known, refer to the [Logan Planning Scheme 2015](#) for the planning requirements for a Centre zone change of use. Part 5 (Tables of Assessment) specifies if the development is accepted development, code assessable or impact assessable and outlines what the assessment benchmarks are. Alternatively, you can use the Planning Enquiry tool in the [Logan PD Hub](#) to select a property, select an activity and receive a report which outlines the criteria triggering the need for a development application (where applicable). The report also lists applicable development codes from the [Logan Planning Scheme 2015](#) and other selected considerations (e.g. size/height constraints, setbacks).

One of the requirements of the applicable codes that often causes people to need a development permit is not having the required number of car spaces. The parking requirements for your development should be determined early on in the process. This information is contained with the Servicing, access and parking code of the planning scheme.

The criteria for a Centre zone change of use to be potentially be accepted development is as follows:

1. The development is nominated as an intended use and is not impact assessable.
2. The use development is located in an existing building or involving only minor building work.
3. The development complies with all of the acceptable outcomes of the applicable codes.

Depending on what use the tenancy is changing from and to as well as the extent of Building Works as part of any 'fit out' will determine whether Building Approval is required. Advice should be obtained from a private Building Certifier before commencing any works on site.

What is minor building work?

An alteration, addition or extension to an existing building where the floor area, including balconies, is less than five per cent of the building or fifty square metres, whichever is the lesser.

How do I obtain a development permit?

If the use is not accepted development, a development permit is required before the activity can be carried out. To obtain a development permit for a Centre zone change of use, a development application for a Material Change of Use needs to be lodged with Council electronically (online), in person, via post or via email. For more information on application lodgement methods and requirements (such as application forms and relevant supporting information e.g. plans) visit Council's [website](#).

How much will it cost?

Fees for development applications vary depending on the type and scale of development, the category of assessment, and other factors. These fees are set by resolution of Council and can be identified via:

Logan City Council

PO Box 3226 Logan Central QLD 4114

Document Reference: #10696295

Phone: 3412 5269

Email: council@logan.qld.gov.au

Web: logan.qld.gov.au

FACT SHEET

Centre to Centre Change of Use



- The [Register of Cost Recovery Fees and Schedule of Commercial and Other Charges](#) published on Council's website;
- The [Logan PD Hub](#), which includes a Development Fees Estimator; or
- By emailing daferequest@logan.qld.gov.au

If the development application is lodged electronically (online), payment is not required up front and Council will issue a Notice of Account which identifies the required fees for payment.

Payment can be made [online](#) via credit card or BPay (savings or cheque account), in person via credit card, cheque or cash or by post (via cheque).

Will I have to pay infrastructure charges for a Centre zone change of use?

Centres zone changes of use are not eligible for infrastructure charges.

Further information

For further information:

- visit Council's [Planning & Development webpage](#);
- contact Council using the details provided in the footer of this Fact Sheet; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

Logan City Council

PO Box 3226 Logan Central QLD 4114

Document Reference: #10696295

Phone: 3412 5269

Email: council@logan.qld.gov.au

Web: logan.qld.gov.au