

### What is industry?

Most industrial activities will fall within one of the following three land use definitions:

#### **High Impact Industry**

*Examples include abattoirs, concrete batching plant, boiler making, engineering and metal foundry.*

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- potential for significant impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- potential for significant offsite impacts in the event of fire, explosion or toxic release;
- generates high traffic flows in the context of the locality or the road network;
- generates a significant demand on the local infrastructure network;
- the use may involve night time and outdoor activities;
- on-site controls are required for emissions and dangerous goods risk.

#### **Medium Impact Industry**

*Examples include spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss making or wood working), salvage yard.*

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- potential for noticeable offsite impacts in the event of fire, explosion or toxic release;
- generates high traffic flows in the context of the locality or the road network;
- generates an elevated demand on the local infrastructure network;
- on-site controls are required for emissions and dangerous goods risks;
- the use is primarily undertaken indoors;
- evening or night activities are undertaken indoors and not outdoors.

#### **Low Impact Industry**

*Examples include repairing motor vehicles, fitting and turning workshop*

Premises used for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise;
- minimal traffic generation and heavy-vehicle usage;
- demands imposed upon the local infrastructure network consistent with surrounding uses;
- the use generally operates during the day (e.g. 7am to 6pm);
- offsite impacts from storage of dangerous goods are negligible;
- the use is primarily undertaken indoors.

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## Industry

### Where can industry go?

The following zones are intended for industrial purposes:

- Low impact industry zone;
- Medium impact industry zone;
- Mixed use zone.

Logan City does not have a High Impact Industry zone or Special Impact Industry zone.

### Do I need an approval/permit?

Accepted development does not require a development permit (approval from Council). However, the development must comply with all of the acceptable outcomes of the applicable codes otherwise it is code assessable or potentially impact assessable (which requires public notification). Both code and impact assessment require a development application to be approved by Council.

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 the particular industrial 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. The benchmarks may include the relevant zone code (from Part 9 of the planning scheme) and the Servicing, Access and Parking Code. The Servicing, Access and Parking Code nominates parking rates for various development types. The development must comply with these rates in order to remain as accepted development. Alternatively, you can use the Planning Enquiry tool in the [Logan PD Hub](#) to select a property, select an activity (the particular industrial use) 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). Table 1 includes a selection of uses and their categories of development and assessment.

**Table 1. Industrial land use matrix**

<i>Industry</i>	<i>Categories of Development and Assessment</i>		
	<b>Mixed use zone</b>	<b>Low impact industry zone</b>	<b>Medium impact industry zone</b>
<b>Land use</b>			
<b>Agricultural supplies store</b>	Accepted 1	Impact	Impact
<b>Bulk landscape supplies</b>	Code 1	Code	Accepted 1
<b>Caretaker's accommodation</b>	Code 2	Code 2	Code 2
<b>Car wash</b>	Code	Code	Code
<b>Club</b>	Code	Impact	Impact
<b>Crematorium</b>	Code	Code	Code
<b>Educational establishment</b>	Code	Accepted 3	Accepted 3
<b>Extractive industry</b>	Impact	Impact	Impact
<b>Food and drink outlet</b>	Code	Code 3	Code 3
<b>Garden Centre</b>	Code	Impact	Impact
<b>Hardware and trade supplies</b>	Accepted 1	Accepted 1	Accepted 1
<b>Indoor sport and recreation</b>	Accepted 1	Accepted 1	Code
<b>Low impact industry</b>	Accepted 1, 4	Accepted 4	Accepted 4
<b>Medium impact industry</b>	Impact	Impact	Accepted 4
<b>Market</b>	Code	Impact	Impact
<b>Office</b>	Code	Code	Code
<b>Parking station</b>	Code	Code	Code
<b>Place of worship</b>	Accepted 2	Impact	Impact
<b>Research and technology industry</b>	Code	Impact	Impact
<b>Service industry</b>	Accepted 1	Accepted	Accepted
<b>Service Station</b>	Code	Impact	Impact
<b>Shop</b>	Code 3	Code 3	Code
<b>Showroom</b>	Accepted 1	Impact	Impact
<b>Transport depot</b>	Impact	Code	Accepted
<b>Warehouse</b>	Accepted 1	Accepted	Accepted

**Logan City Council**

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### Explanation to conditional requirements

**Accepted 1:** If it involves only minor building work.

**Accepted 2:** If a) it involves only minor building work, and

b) there is a lawful Place of worship in the existing building, and

c) it complies with the Place of worship separation distance.

**Accepted 3:** If a vocational training centre and it only involves minor building works.

**Accepted 4:** If it does not involve a brewery, coffee roasting, a garlic press or food and drink manufacturing producing more than 200 tonnes per annum.

**Code 1:** If not adjoining or opposite residential zone category land or Community facilities zoned land or on an arterial road.

**Code 2:** If the GFA does not exceed 100m<sup>2</sup> and there is no other dwelling on the premises.

**Code 3:** If the GFA does not exceed 200m<sup>2</sup>.

If a use is unable to meet the conditional requirements the category of development and assessment is raised to the next level. That is accepted development becomes code, and code becomes impact assessable.

### 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 an industrial 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:

- 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 [dafeerequest@logan.qld.gov.au](mailto:dafeerequest@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?

Industrial uses are eligible for infrastructure charges. If the use places an increased load on Council's infrastructure networks than the previously approved use on the site then infrastructure charges are payable.

Table 1 includes a selection of uses and their categories of development and assessment.

### 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](#).

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