

SC Ref 4906

Town Planning Report

**Development for
Material Change of Use for Low Impact Industry
(Mechanical repairs) & Medium Impact Industry
(Panel Beating and Spray Painting)
At 47 Randall Street, Slacks Creek
(Lot 112 on RP129973)**

October 2025

SC DOCUMENT REGISTER

Client	K & W Motor Service Pty Ltd			
Address	47 Randall Street, Slacks Creek, 4127 Lot 112 on RP129973			
Project	Material Change of Use – Low Impact Industry (mechanical repairs) & Medium Impact (Spray Painting & Panel Beating)			
Consent Authority	Logan City Council			
Issue	Author	Review	Approved	Date
Draft	LDK	JCM	JCM	10/10/2025
Final	JCM	LDK	JCM	14/10/2025

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1.0 EXECUTIVE SUMMARY

Address:	47 Randall Street, Slacks Creek
Real Property Description:	Lot 112 on RP129973
Site Area:	1414m ²
Area Classification:	Mixed Use – Enterprise Precinct
Proposal:	Material Change of Use (Medium Impact Industry) Material Change of Use (Low Impact Industry)
Application:	Development Approval for Material Change of Use (Medium Impact Industry & Low Impact Industry)
Level of Assessment:	Impact Assessable
Local Plan:	Not Applicable
Codes:	Mixed Use Zone Code Filling and Excavation Code Infrastructure Code Landscape Code Servicing, Access and Parking Code Management of emissions and hazardous activities code
Applicable Overlays:	Acid Sulphate Soil Overlay Code Low Flood Risk Overlay Code Landslide Overlay Code Strategic Airport Overlay Code
Referral Agencies:	Not applicable

2.0 INTRODUCTION

Somerville Consultants has been commissioned to prepare this report in support of a Development Application for a Material Change of Use (Low Impact Industry & Medium Impact Industry), over the subject site located at 47 Randall Street, Slacks Creek formally described as lot 112 on RP129973.

This report demonstrates that the proposed development:

- complies with the provisions and intent of the Planning Act 2016 and the Planning Regulation 2017;
- complies with the provisions and intent of the South-East Queensland Regional Plan (*ShapingSEQ*);
- complies with the applicable assessment provisions of the *Logan Planning Scheme 2015 v.9.2*
- is not considered likely to detrimentally impact on any adjoining or nearby properties; and
- will not compromise the future planning intent of the area; and
- there are sufficient grounds to support the application despite any areas of non-compliance.

Accordingly, the proposed development is considered an ideal and warranted use on the subject site and Council's timely and favourable consideration of the application is sought. This Town Planning Report provides details of the development proposal and how the proposal complies with Council's planning scheme and other relevant provisions.

3.0 SITE AND LOCALITY

3.1 The Site

The subject site is described as Lot 112 RP129973 with an area of 1,414m². The site is rectangular in shape and gains access from the North at Randall Street. The site is flat with a retaining wall to the south at Lenner Street.

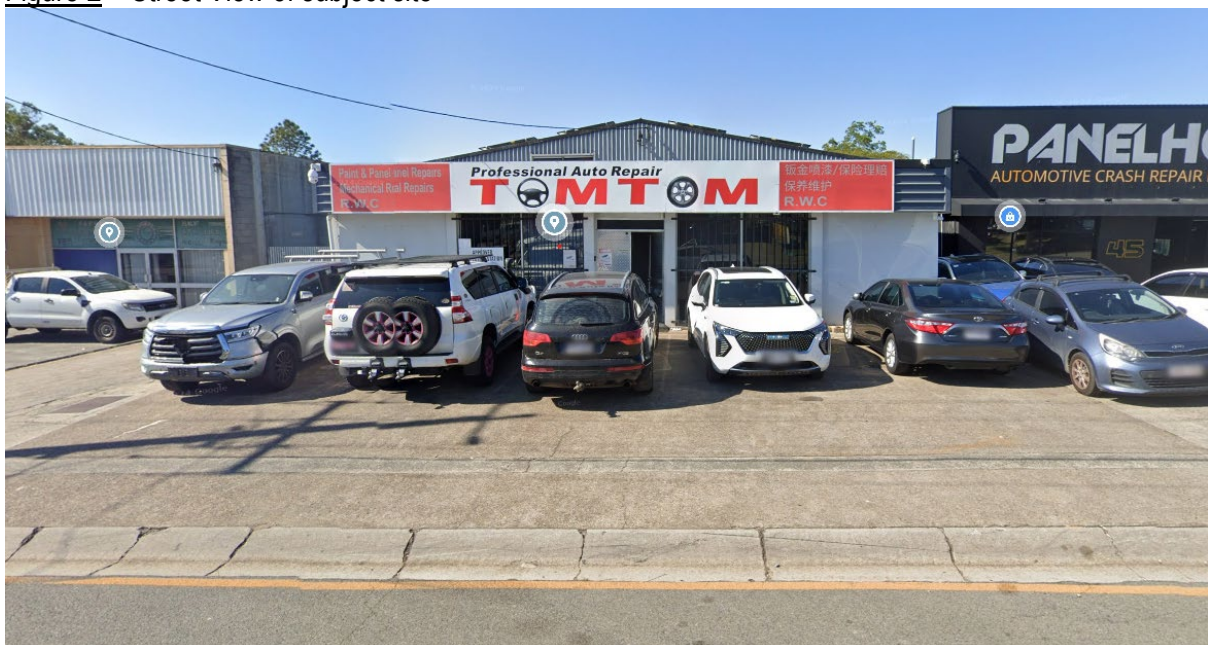
As shown by Figure 1, the subject site contains an existing building with on-site car parking already established at the front of the building. The surrounding area is characterised by mixed use – enterprise precinct consisting mainly of industrial development. The adjacent land use to the south is zoned low density residential and contains dwelling houses. The site has access to all services.

Figure 1 - Site Plan



SOURCE: Logan PD Hub (visited 23/06/25)

Figure 2 – Street View of subject site

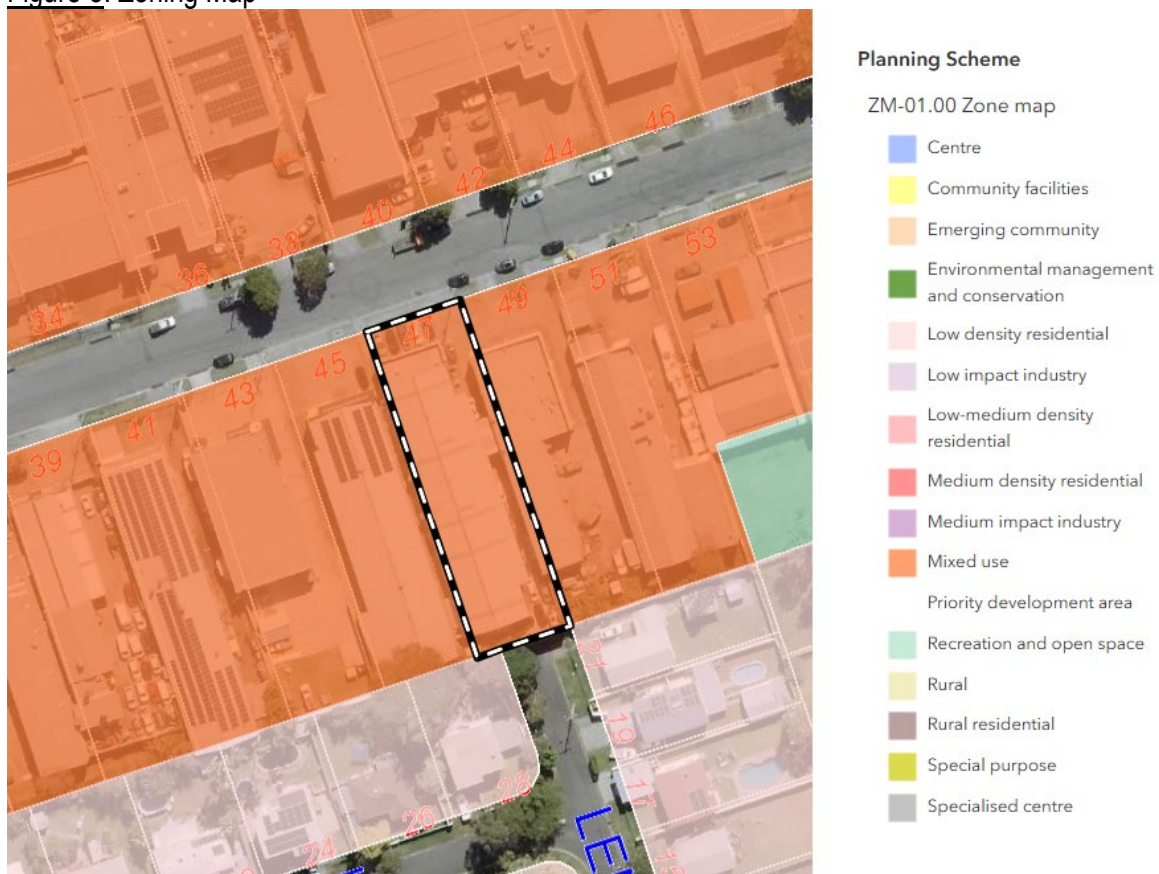


SOURCE: Google Maps (visited 23/6/25)

Figure 2 shows the street view of the subject site and as shown by Figure 3, the site is currently covered by the Mixed Use Zone. This application will thus be assessed against the Mixed-Use Zone Code, Servicing, Access and Parking Code, Management of Emissions and Hazardous Activities Code and the Strategic airport overlay code.

To view the assessment against the relevant codes please refer to **Appendix B**.

Figure 3: Zoning Map



SOURCE: Logan PD Hub (visited 23/06/25)

3.2 Site History

The application history for the site is as follows, as specified on Council's PD Online system:

- MCUC/138/2005 – ERA – Metal Forming;
- BW/93125/2001 – Commercial – Storage/ Display
- BW/98911/1998 – Domestic- Fence

The owner of the property was issued a show cause notice in mid-late 2024 due to noise complaints and the owner has made several changes to the building and the way he operates the business. These include replacing the roller door, panel beating activities are now performed in a completely soundproof room; soundproofing panels will be placed on the windows and the acoustic fence at the south of the property will be replaced with recommendations from an acoustic consultant. A copy of the show cause notice can be found in **Appendix E**

3.3 Pre-lodgement History

No Pre-lodgement meeting was held with Logan City Council.

4.0 PROPOSAL

4.1 Description

The proposed development is for low impact industry activities being a mechanical repair shop and medium impact industry activities including panel beating and spray painting. The development site is located within the mixed-use zone and enterprise precinct. The low impact industry use being a mechanical workshop is an appropriate use of the land. The spray-painting use is code assessable whereas the panel beating use is impact assessable. The client would like to incorporate all three uses in this application, which will make the application impact assessable.

The building will be retrofitted with material treatments that will increase the soundproofing and lift the building classification to meet a medium impact industry, see **Appendix F** for a current site plan. The business will operate between the hours of 8am-5.30pm on Monday – Friday and 8.30am – 12.30pm on Saturdays as required.

4.2 Defined Use, Zone and Level of Level of Assessment

The proposed uses are consistent with the defined terms of low impact industry and medium impact industry as contained within the Logan Planning Scheme. These definitions are as follows.

Under the Logan Planning Scheme 2015 v9.2, **Low Impact Industry-**

Low impact industry means the use of premises for an industrial activity-

- a. That is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and
- b. That a local planning instrument applying to the premises states is a low impact industry; and
- c. That complies with any thresholds for the activity stated in the local planning instrument applying to the premises, including for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.

Examples of low impact industry-

Repairing motor vehicles, fitting and turning workshop

Does not include the following examples:

Panel beating, spray painting or surface coating, tyre recycling, drum reconditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry.

Under the Logan Planning Scheme 2015, **Medium Impact Industry -**

Medium Impact Industry means the use of premises for an industrial activity –

- a. This is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and;

- b. That is local planning instrument applying to the premises states is a medium impact industry; and
- c. That complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including for example, thresholds relating to the number of products manufactured or the levels of emissions produced by the activity.

Examples of a medium impact industry—

Spray painting and surface coating, wooden and laminated product manufacturing

Does not include the following examples:

Concrete batching, tyre manufacturing and retreading, metal recovery, textile manufacturing and chemically treating timber and plastic product manufacturing.

Under the provisions of the Planning Scheme, this application will be assessed according to the Level of Assessment Table 5.5 Categories of development and assessment – Material change of use. The subject site is situated in the Enterprise Precinct of the Mixed Use Zone within the Logan Planning Scheme 2015 v.9.2 In the Mixed Use Zone a medium impact industry use is subject to Impact Assessment, as shown by Table 1. In the mixed use zone low impact industry being mechanical repairs is subject to code assessment as shown in Table 2.

Table 1: Level of Assessment Table for Material Change of Use

Use	Level of Assessment	Assessment Criteria
Medium Impact industry	Code Assessment	
	If – a) In the enterprise precinct or Industry precinct b) If it is for a spray painting workshop involving spray painting of motor vehicles in a booth	6.2.10 Mixed use zone code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.5 Management of emissions and hazardous activities 9.4.7 Servicing, access and parking code
Impact Assessment		

SOURCE: Planning Scheme 2015 Logan City Council (13/10/2025)

Table 2: Level of Assessment Table for material Change of Use

Use	Level of Assessment	Assessment Criteria
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Low Impact Industry	Accepted development (Subject to requirements)	
	<p>If not in the Abattoir precinct or retail/ commercial and-</p> <ul style="list-style-type: none"> a. The material change of use- <ul style="list-style-type: none"> i. Does not involve building work; or ii. Involves building work that does not increase the existing gross floor area; or iii. Involves minor building work; b. It does not involve: <ul style="list-style-type: none"> i. A brewery; or ii. Coffee roasting; or iii. Food and drink manufacturing producing more than 200 tonnes or greater per annum; or iv. A garlic press. 	<p>6.2.10 Mixed use zone code</p> <p>9.4.2 Filling and Excavation code</p> <p>9.4.3 Infrastructure Code</p> <p>9.4.4 Landscape Code</p> <p>9.4.5 Management of Emissions and hazardous activities code</p> <p>9.4.7 Servicing, access and parking code</p>
	Code Assessment	
	<p>If not in the Abattoir precinct or retail/ commerce precinct and not accepted development (subject to requirements).</p>	<p>6.2.10 Mixed use zone code</p> <p>9.4.2 Filling and Excavation code</p> <p>9.4.3 Infrastructure Code</p>

		9.4.4 Landscape Code 9.4.5 Management of Emissions and hazardous activities code
Impact Assessment		

5.0 Statutory Planning Assessment

The consideration and determination of this application is required to be undertaken in accordance with the relevant State and regional planning provisions. In this case, these provisions are as follows:

- Planning Act 2016 and the Planning Regulation 2016;
- South East Queensland Regional Plan 2017 (ShapingSEQ);
- State Planning Policies.

In accordance with the Development Assessment (DA) prescribed by Planning Act 2016 (PA), this town planning report has been prepared in support of an **impact assessable** application seeking a Development Approval for a Material Change of Use.

As the proposed development is **impact assessable**, section 45(5) and 60(3) of PA are relevant, as it relates to the decision-making process for **impact assessable** applications, which state that:

45 Categories of assessment

“(5) An impact assessment is an assessment that-

- a) Must be carried out –
 - (i) against the assessment benchmarks in a categorizing instrument for the development; and
 - (ii) having regard to any matters prescribed by regulation for this subparagraph; and
- b) May be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.

60 Deciding development applications

“(3) To the extent the application involves development that requires impact assessment, and subject to section 62, the assessment manager, after carrying out the assessment, must decide—

- a) to approve all or part of the application; or
- b) to approve all or part of the application, but impose development conditions on the approval; or
- c) to refuse the application.

30 Assessment benchmarks generally- Act, s45

“(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the

assessment benchmarks for the development stated in schedules 9 and 10.

(2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks-

(a) the assessment benchmarks stated in-

(i) the regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) any temporary State planning policy applying to the premises;

(b) if the development is not in a local government area – any local planning instrument for a local government area that may be material affected by the development;

(c) if the local government is an infrastructure provided – the local government's LGIP;

(3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development”.

27 Matters code assessment must have regard to generally- Act, s45

“(1) For section 45(3)(b) of the Act, the code assessment must be carried out having regard to-

(a) The matters stated in schedules 9 and 10 for the development; and

(b) If the prescribed assessment manager is the chief executive-

a. The strategic outcomes for the local government area stated in the planning scheme; and

b. The purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and

c. The strategic intent and desired regional outcomes stated in the regional plan for a region; and

d. The State Planning Policy, parts C and D; and

e. For premises designated by the Minister- the designation for the premises; and

(c) If the prescribed assessment manager is a person other than the chief executive or the local government- the planning scheme; and

(d) If the prescribed assessment manager is a person other than the chief executive-

a. The regional plan for a region, to the extent the regional plan is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

b. The State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme.

This town planning report and the proposed development scheme have been prepared in accordance with the Planning Act 2016.

5.1 South East Queensland Regional Plan 2023 (Shaping SEQ)

The South-East Queensland Regional Plan 2023 (ShapingSEQ) came into force following a review of the South-East Queensland Regional Plan 2017 (ShapingSEQ). The purpose of Shaping SEQ is the Queensland Government's 23-year strategic plan to guide the future growth of the SEQ region.

The Queensland Government and key stakeholders have long recognised the need for coordinated planning across SEQ to manage growth sustainably and ensure the region's prosperity and liveability. This is evident through the regional frameworks for growth management developed in the 1990s and the statutory regional plans released in 2005, 2009 and 2017.

ShapingSEQ 2023 is a part of the Queensland Government's response to the National Housing Accord and National Planning Reform Blueprint. The plan has a critical role to play in setting effective and responsive policies that facilitate the delivery of diverse and well-located homes to meet the housing needs of South East Queenslanders today and into the future.

ShapingSEQ 2023 projected population growth requires dwelling supply targets for each LGA as well as diversity, social and affordable housing sub-targets which work together to articulate the growth task ahead for SEQ. The place-based allocation of dwelling targets with subcategories for housing mix in each LGA is a nation-leading approach with the purpose of setting clear expectations around how SEQ will sustainably accommodate the projected population growth to 2046.

Accommodating 2.2 million more people in SEQ by 2046 will require almost 900,000 new homes and almost 1 million new jobs.

Acting now and ensuring we are providing the right types of homes to suit everyone's needs will make certain every Queenslanders has a place to call home.

ShapingSEQ 2023 sets out new housing targets that are distributed regionally and underpinned by an integrated modelling process.

To assist in achieving its' purpose, Shaping SEQ 2023 prescribes a number of themes and goals in its vision. The following themes are woven through all aspects of the plan which underpin the overall purpose of the 50-year vision:

- A sustainable growth pattern
- More homes, faster – supply, diversity and affordability
- More social and affordable homes
- Well-designed communities
- Integrating land use and infrastructure
- New economic opportunities and jobs
- A sufficient pipeline of industrial land
- Incorporating Aboriginal and Torres Strait Islander knowledge, culture traditions and aspirations
- Regional approach to natural hazards
- Better biodiversity outcomes for growth areas

To appropriately manage development within the region, the plan allocates all land in SEQ into three land use categories, which provide the spatial context for the regulatory provisions within the Planning Regulation 2017. The three land use categories are as follows:

- Urban Footprint;
- Regional Landscape and Rural Production Area; and
- Rural Living Area.

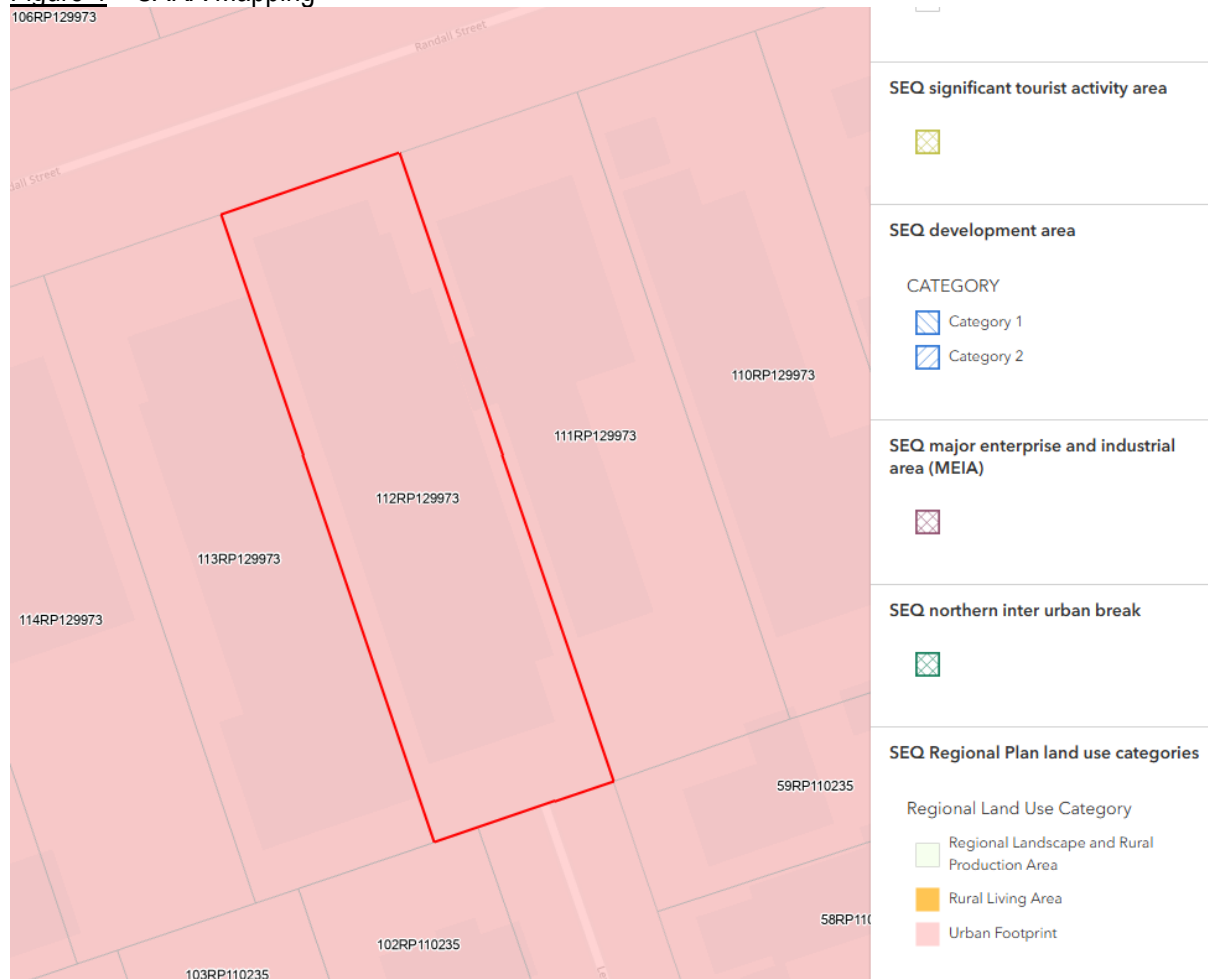
The intent of the **Urban Footprint** area is to identify areas where urban development should be accommodated. The Urban Footprint is predominately made up of existing urban areas but includes some greenfield areas with potential for new urban development.

The intent of the **Regional Landscape and Rural Production Area** is to protect natural assets and landscapes from encroachment by urban development, whilst still supporting the development and economic growth of rural communities and industries.

The intent of the **Rural Living Area** is to consolidate rural residential development in suitable locations, providing for housing and lifestyle choice.

As outlined in Figure 4, the subject site is located within the **Urban Footprint** land use category of ShapingSEQ.

Figure 4 – SARA Mapping



SOURCE: SARA DAMS Mapping (viewed 14/10/2025)

MCUI (Low Impact Industry & Medium Impact Industry) 47 Randall Street, Slacks Creek

As this proposal is for an urban purpose within an urban area, the proposal is consistent with the provisions of ShapingSEQ and will assist with achieving the overall vision of the South East Queensland Regional Plan.

5.2 State Development Assessment Provisions (SDAP)

The State Development Assessment Provisions (SDAP) is a statutory document covering the State interests and is prescribed in the Planning Regulation 2017.

Schedule 10: Planning Regulation 2017

Part 4, Division 3, Section 22 sets out the Referral agency assessment rules. The applicable referral triggers have been identified in accordance with Schedule 10 of the Planning Regulation 2017 and the Development Assessment Mapping which is included as **Appendix B1**.

Schedule 10	Referral Trigger
Part 1 – Airport Land	
The proposed development is not located on airport land.	No referral triggered
Part 2 – Brothel	
A Brothel does not form part of the proposal.	No referral triggered
Part 3 – Clearing Native Vegetation	
<p>Operational Work: The proposed development does not involve the clearing of native vegetation on land that is not considered exempt clearing work or accepted development under schedule 7m part 3, section 12.</p> <p>Reconfiguring a lot or Material Change of Use: The lot that the application relates to is not 5ha or larger. As such, the site does not trigger referral for any State regulated vegetation. Please refer to Appendix B2 for further details.</p>	No referral triggered
Part 4 – Contaminated Land	
The proposed development is not located on land that is listed on the contaminated land register or the environmental management register.	No referral triggered
Part 5 – Environmentally Relevant Activities	
An environmentally relevant activity does not form part of the proposal.	No referral triggered
Part 6 – Fisheries	
<p>Material Change of Use: A material change of use for aquaculture does not form part of the proposal.</p> <p>Operational Work: The proposal does not involve operational work that is located completely or partly in a declared fish habitat area, does not involve the removal, destruction or damage of a marine plant and does not involve constructing or raising waterway barrier works.</p>	No referral triggered
Part 7 – Hazardous Chemical Facilities	
A hazardous chemical facility does not form part of the proposal.	No referral triggered

Part 8 – Heritage Place	
The proposed development is not located on a local heritage place or a Queensland heritage place.	No referral triggered
Part 9 – Infrastructure-related Referrals	
<p>Designated Premises: The proposed development is not located on premises that are the subject of a designation made by the Minister.</p> <p>Electricity: The proposed development is not located on land subject to an easement for the benefit of a distribution entity or transmission entity and is not located within 100m² of a substation site.</p> <p>Oil and Gas: The proposed development is not located on a lot that is subject to an easement for the benefit of the holder of a pipeline license.</p> <p>State Transport Infrastructure:</p> <ul style="list-style-type: none"> • The proposed development does not exceed the threshold for development in local government area 2 stated in schedule 20. • The proposed development does not involve a premise located on or within 50m of a State-controlled transport tunnel or a future State-controlled transport tunnel. • The proposed development is not located adjacent to a road that intersects with a State-controlled road and is not located within 100m of the intersection. 	No referral triggered
Part 10 – Koala Habitat Area	
The proposed development is not located on premises that are in a priority koala assessable development area.	No referral triggered
Part 11 – Noise Sensitive Place on Noise Attenuation Land	
The proposed development is not located on a premise that is identified as noise attenuation land.	No referral triggered
Part 12 – Operational Work for Reconfiguring a Lot	
The proposed development does not involve Operational Work for Reconfiguring a Lot.	No referral triggered
Part 13 – Ports	
The proposed development is not located on Brisbane core port land.	No referral triggered
Part 14 – Reconfiguring a Lot under Land Title Act	
The proposed development is not for reconfiguration stated in schedule 6, part 4, section 21(2), is not located on Brisbane core port land, is not for reconfiguring a South Bank lot within the corporation area under the South Bank Corporation Act 1989 and is not a lot that is identified as being within a priority development area or that is PDA-associated land for a priority development area.	No referral triggered
Part 15 – SEQ Development Area	
The proposed development is completely located in an SEQ development area.	No referral triggered
Part 16 – SEQ Regional Landscape and Rural Production Area and SEQ Rural Living Area	
The proposed development is not located in an SEQ regional landscape and	No referral triggered

rural production area or the SEQ rural living area.	
Part 17 – Tidal Works or Work in a Coastal Management District	
The proposed development is not completely or partially located within the coastal management district. Operational works & Material Change of Use: The proposed development does not involve operational works that is located within a Coastal Management district. Reconfiguring a lot: The proposed development is not for reconfiguring a lot that is all or partially within a coastal management district involving moving or creating a boundary of a lot into or within 30m of an erosion prone area or for the construction of a canal.	No referral triggered
Part 18 – Urban Design	
The proposed development does not result in an increase in the gross floor area of the premises by 25,000m ² .	No referral triggered
Part 19 – Water Related Development	
The proposed development is not for Operational works that involves taking or interfering with water, removing quarry material or for the construction of a dam.	No referral triggered
Part 20 – Wetland Protection Area	
The proposed development is not located in a wetland protection area.	No referral triggered
Part 21 – Wind Farms	
A wind farm does not form part of the proposal.	No referral triggered

As can be seen in the above table this application will not trigger referral to SARA.

6.0 ASSESSMENT AGAINST THE LOGAN CITY COUNCIL PLANNING SCHEME V 9.1

The Applicable Codes for this development include: Mixed Use Zone Code, Filling and Excavation Code, Infrastructure Code, Landscape Code, Servicing, Access and Parking Code, Management of emissions and hazardous activities code.

Importantly, assessment of this proposal against the relevant codes indicated that this proposal is consistent with the provisions of the planning scheme.

6.1 Applicable Assessment Provisions

As the proposed development is **Code Assessable**, it is required to demonstrate compliance (where applicable) with the relevant codes contained within the Planning Scheme. The applicable provisions in this instance are considered as follows:

Zone Code

- Mixed Use Zone Code

Development Codes

- Filling and Excavation Code
- Infrastructure Code

- Landscape Code
- Servicing, Access and Parking Code
- Management of emissions and hazardous activities code

Overlay Codes

- Strategic Airport and Environs trigger – strategic airports and Environs Overlay
- Acid Sulphate Soils Trigger
- Flood Risk Areas – Low Flood Risk Area
- Landslide hazard and steep slope area trigger – Landslide Hazard Trigger Map

The Filling and Excavation Code, Infrastructure Code and Landscape Code are located over the subject site and along with the Acid Sulphate Overlay Code, Low Flood risk Overlay Code and Landslide Overlay Code. All of the above planning assessment requirements are only applicable for new development and therefore no assessment against these criteria is warranted for this application.

In relation to the assessment of this proposed development against the relevant codes please refer to **Appendix B** – assessment against the Logan Planning Scheme.

7.0 APPLICABLE OVERLAYS AND CODES

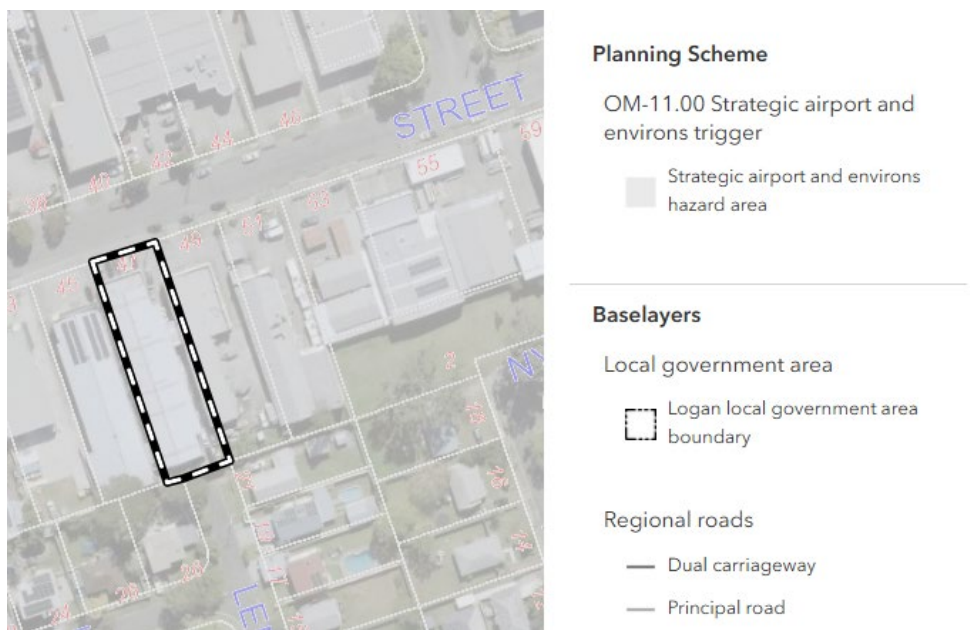
There is one (1) applicable overlay for this site being;

- Strategic Airport and Environs Overlay

OM-11.00 – Strategic Airport and Environs Overlay Code

As can be seen from Figure 5, the Strategic airport overlay trigger area overlay mapping does include the entire subject site. No changes are proposed as part of this development that will cause an obstruction to the Archerfield airport and nor will birds or bats be attracted to the development. The proposal therefore complies with this requirement.

Figure 5: OM-11.00 - Strategic Airport Overlay Trigger Area



SOURCE: Logan PD Hub Mapping (24/06/2025)

8.0 CONCLUSION

This development proposal for a Material Change of Use (Low Impact Industry & Medium Impact Industry) is considered an ideal and appropriate form of development on this site. The subject site is located within the Mixed-Use Zone – Enterprise Precinct of the Logan City Planning Scheme 2015 v.9.2 and is considered appropriate for the proposed low impact & medium impact industry uses.

This report demonstrates that the proposed development:

- complies with the provisions and intent of the Planning Act 2016 and the Planning Regulation 2017
- complies with the provisions and intent of *South East Queensland Regional Plan 2023 (ShapingSEQ)*;
- complies with the applicable assessment provisions of the Logan Planning Scheme 2015 v.9.2;
- provides for good quality industrial development at an appropriate scale given the existing built form and character of the immediate surrounding area; and
- is not considered likely to detrimentally impact on any adjoining or nearby properties.

Accordingly, it is considered that there are sufficient grounds for Logan City Council to approve this application and grant a Development Approval for a Material Change of Use (low impact & medium impact industry) over the subject site.

Yours faithfully,
SOMERVILLE CONSULTANTS

A handwritten signature in black ink, appearing to read 'L. Keefer', written in a cursive style.

Liam Keefer
Town Planner