

FACT SHEET: Non-Residential Development Incentive (Existing Buildings, No Additional GFA)

Non-residential development incentive

Infrastructure charges are not applicable for Council trunk infrastructure networks for non-residential development in specific locations across the city that are within existing buildings and do not involve any additional gross floor area (GFA). Non-residential development is stated in Schedule 2 of the Logan Charges Resolution.

The purpose of this policy is to encourage non-residential development within existing buildings, minimise vacancy rates and increase employment and economic activity throughout the City of Logan. This policy position is aimed at smaller redevelopments of existing infill sites which will have minimal impacts on Council's trunk infrastructure.

What type of development is exempt?

Development applications for Material Change of Use (MCU) and/or Building Works (BW) for non-residential development within an existing building that do not involve additional GFA will be exempt from paying infrastructure charges if the premises is located within the Centre Zone, Mixed Use Zone, Low Impact Industry Zone, Medium Impact Industry Zone or Specialised Centre Zone under the [Logan Planning Scheme 2015](#).

The maximum exemption allowed under this policy is capped at \$50,000 and does not apply retrospectively for existing development approvals and existing lawful uses. Infrastructure charges will apply if it exceeds the \$50,000 maximum exemption.

Are there any conditions?

The MCU / BW application must meet the following conditions to be considered for an exemption:

- The new approved development is proposed within an existing lawful building.
- The new approved development does not involve any additional GFA.
- The property is located in either the Centre Zone, Mixed Use Zone, Low Impact Industry Zone, Medium Impact Industry Zone or Specialised Centre Zone under the [Logan Planning Scheme 2015](#).
- All previous infrastructure contributions/charges have been paid in full.

- A lawful land use has been established within the existing building or the relevant part of the existing building that is subject of the development approval.

Note: A refund will not be provided if the credit and maximum exemption exceeds the infrastructure charge.

Example Calculations

If the application meets the above conditions and the infrastructure charges for the development are less than or equal to \$50,000 the development will be exempt from infrastructure charges. See Example 1 below:

Example Scenario 1

A development application is submitted to Council to convert an existing 500m² Warehouse into a 500m² Place of Worship.

*The total infrastructure charge = **\$0.00** ((\$35,400 (charge for Place of Worship) minus \$25,275 (credit for Warehouse) minus \$10,125 (exemption)).*

If the application meets the above conditions and the infrastructure charges for the development exceeds \$50,000, then the difference between the total infrastructure charge and the maximum exemption will be charged. See Example 2 below:

Example Scenario 2

A development application is submitted to Council to convert an existing 1,000m² Warehouse into Retail Showrooms.

*The total infrastructure charge = **\$41,000** ((\$141,550 (charge for Showrooms) minus \$50,550 (credit for Warehouse) minus \$50,000 (maximum exemption)).*

If the proposed non-residential development involves a change of use within an existing building that also increases GFA, then the increase in GFA will be charged for the additional floor area associated with the new use PLUS any difference between the existing and proposed uses if the charge is greater than \$50,000. See Examples 3 and 4 below:

Example Scenario 3

A development application is submitted to Council to convert an existing 200m² retail showroom tenancy into a 300m² indoor sport and recreational facility (gym) (the extra 100m² is an extension to the existing building).

*The total infrastructure charge = \$20,220 (charge for the additional 100m² for the indoor sport and recreational facility) plus [\$40,440 (charge for indoor sport and recreational facility) minus \$28,310 (credit for retail showroom) minus \$12,130 (exemption)] = **\$20,220**.*

Example Scenario 4

A development application is submitted to Council to convert an existing 1,000m² low impact industry building into a 1,200m² educational establishment (the extra 200m² is for a proposed mezzanine).

*The total infrastructure charge = \$28,310 (charge for the additional 200m² for the educational establishment) plus [\$141,550 (charge for educational establishment) minus \$50,550 (credit for low impact industry) minus \$50,000 (maximum exemption)] = **\$69,310**.*

More Information:

- visit Council's [Infrastructure planning and charges 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](#).