

Contents of Part 5

Part 5	Tables of Assessment	5-1
5.1	Preliminary	5-1
5.2	Reading the tables of assessment	5-1
5.3	Levels of assessment	5-1
5.3.1	Process for determining the level of assessment	5-1
5.3.2	Determining the level of assessment	5-2
5.3.3	Determining the assessment criteria	5-3
5.4	Prescribed levels of assessment	5-4
5.5	Levels of assessment – material change of use	5-5
5.6	Levels of assessment – reconfiguring a lot	5-63
5.7	Levels of assessment – building work	5-64
5.8	Levels of assessment – operational work	5-65
5.9	Levels of assessment – local plans	5-68
5.9.1	Blackall Range local plan	5-68
5.9.2	Caloundra local plan	5-69
5.9.3	Caloundra West local plan	5-72
5.9.4	Coolum local plan	5-73
5.9.5	Golden Beach/Pelican Waters local plan	5-74
5.9.6	Kawana Waters local plan	5-76
5.9.7	Landsborough local plan	5-77
5.9.8	Maroochy North Shore local plan	5-78
5.9.9	Maroochydore/Kuluin local plan	5-81
5.9.10	Mooloolaba/Alexandra Headland local plan	5-82
5.9.11	Nambour local plan	5-83
5.9.12	Sippy Downs local plan	5-85
5.10	Levels of assessment – overlays	5-88
Part 5	Tables of Assessment	5-1
5.1	Preliminary	5-1
5.2	Reading the tables of assessment	5-1
5.3	Levels of assessment	5-1
5.3.1	Process for determining the level of assessment	5-1
5.3.2	Determining the level of assessment	5-2
5.3.3	Determining the assessment criteria	5-3
5.4	Prescribed levels of assessment	5-4
5.5	Levels of assessment – material change of use	5-5
5.6	Levels of assessment – reconfiguring a lot	5-63
5.7	Levels of assessment – building work	5-64
5.8	Levels of assessment – operational work	5-65
5.9	Levels of assessment – local plans	5-68
5.9.1	Blackall Range local plan	5-68
5.9.2	Caloundra local plan	5-69
5.9.3	Caloundra West local plan	5-72
5.9.4	Golden Beach/Pelican Waters local plan	5-73
5.9.5	Kawana Waters local plan	5-75
5.9.6	Landsborough local plan	5-76
5.9.7	Maroochy North Shore local plan	5-77
5.9.8	Maroochydore/Kuluin local plan	5-80
5.9.9	Mooloolaba/Alexandra Headland local plan	5-81
5.9.10	Nambour local plan	5-82
5.9.11	Sippy Downs local plan	5-84
5.10	Levels of assessment – overlays	5-87

Part 5

Tables in Part 5

Table 5.4.1	Prescribed levels of assessment: material change of use	5-4
Table 5.4.2	Prescribed levels of assessment: reconfiguring a lot	5-4
Table 5.4.3	Prescribed levels of assessment: building work	5-4
Table 5.4.4	Prescribed levels of assessment: operational work	5-4
Table 5.4.5	Prescribed levels of assessment: overlays	5-4
Table 5.5.1	Low density residential zone	5-5
Table 5.5.2	Medium density residential zone	5-7
Table 5.5.3	High density residential zone	5-9
Table 5.5.4	Tourist accommodation zone	5-11
Table 5.5.5	Principal centre zone	5-15
Table 5.5.6	Major centre zone	5-16
Table 5.5.7	District centre zone	5-21
Table 5.5.8	Local centre zone	5-26
Table 5.5.9	Low impact industry zone	5-31
Table 5.5.10	Medium impact industry zone	5-34
Table 5.5.11	High impact industry zone	5-37
Table 5.5.12	Waterfront and marine industry zone	5-39
Table 5.5.13	Sport and recreation zone	5-41
Table 5.5.14	Open space zone	5-44
Table 5.5.15	Environmental management and conservation zone	5-46
Table 5.5.16	Community facilities zone	5-47
Table 5.5.17	Emerging community zone	5-51
Table 5.5.18	Limited development (landscape residential) zone	5-53
Table 5.5.19	Rural zone	5-54
Table 5.5.20	Rural residential zone	5-57
Table 5.5.21	Specialised centre zone	5-58
Table 5.5.22	Tourism zone	5-61
Table 5.6.1	Reconfiguring a lot	5-63
Table 5.7.1	Building work	5-64
Table 5.8.1	Operational work	5-65
Table 5.9.1	Blackall Range local plan: material change of use	5-68
Table 5.9.2	Caloundra local plan: material change of use	5-69
Table 5.9.3	Caloundra West local plan: operational work	5-72
Table 5.9.4.1	Coolum local plan: material change of use	5-73
Table 5.9.5.1	Golden Beach/Pelican Waters local plan: material change of use	5-74
Table 5.9.5.2	Golden Beach/Pelican Waters local plan: reconfiguring a lot	5-75
Table 5.9.6	Kawana Waters local plan: material change of use	5-76
Table 5.9.7	Landsborough local plan: material change of use	5-77
Table 5.9.8	Maroochy North Shore local plan: material change of use	5-78
Table 5.9.9	Maroochydhore/Kuluin local plan: material change of use	5-81
Table 5.9.10	Mooloolaba/Alexandra Headland local plan: material change of use	5-82
Table 5.9.11	Nambour local plan: material change of use	5-83
Table 5.9.12	Sippy Downs local plan: material change of use	5-85
Table 5.10.1	Overlays	5-88
Table 5.4.1	Prescribed levels of assessment: material change of use	5-4
Table 5.4.2	Prescribed levels of assessment: reconfiguring a lot	5-4
Table 5.4.3	Prescribed levels of assessment: building work	5-4
Table 5.4.4	Prescribed levels of assessment: operational work	5-4
Table 5.4.5	Prescribed levels of assessment: overlays	5-4
Table 5.5.1	Low density residential zone	5-5
Table 5.5.2	Medium density residential zone	5-7
Table 5.5.3	High density residential zone	5-9
Table 5.5.4	Tourist accommodation zone	5-11
Table 5.5.5	Principal centre zone	5-15
Table 5.5.6	Major centre zone	5-16
Table 5.5.7	District centre zone	5-21
Table 5.5.8	Local centre zone	5-26
Table 5.5.9	Low impact industry zone	5-31
Table 5.5.10	Medium impact industry zone	5-34
Table 5.5.11	High impact industry zone	5-37
Table 5.5.12	Waterfront and marine industry zone	5-39
Table 5.5.13	Sport and recreation zone	5-41
Table 5.5.14	Open space zone	5-44
Table 5.5.15	Environmental management and conservation zone	5-46

Table 5.5.16	Community facilities zone	5-47
Table 5.5.17	Emerging community zone	5-51
Table 5.5.18	Limited development (landscape residential) zone	5-53
Table 5.5.19	Rural zone	5-54
Table 5.5.20	Rural residential zone	5-57
Table 5.5.21	Specialised centre zone	5-58
Table 5.5.22	Tourism zone	5-61
Table 5.6.1	Reconfiguring a lot	5-63
Table 5.7.1	Building work	5-64
Table 5.8.1	Operational work	5-65
Table 5.9.1	Blackall Range local plan: material change of use	5-68
Table 5.9.2	Caloundra local plan: material change of use	5-69
Table 5.9.3	Caloundra West local plan: operational work	5-72
Table 5.9.4.1	Golden Beach/Pelican Waters local plan: material change of use	5-73
Table 5.9.4.2	Golden Beach/Pelican Waters local plan: reconfiguring a lot	5-74
Table 5.9.5	Kawana Waters local plan: material change of use	5-75
Table 5.9.6	Landsborough local plan: material change of use	5-76
Table 5.9.7	Maroochy North Shore local plan: material change of use	5-77
Table 5.9.8	Maroochy/Kuluin local plan: material change of use	5-80
Table 5.9.9	Mooloolaba/Alexandra Headland local plan: material change of use	5-81
Table 5.9.10	Nambour local plan: material change of use	5-82
Table 5.9.11	Sippy Downs local plan: material change of use	5-84
Table 5.10.1	Overlays	5-87

5.9.4 Coolool local plan

Table 5.9.4.1 Coolool local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.4 (Tourist accommodation zone). This table must be read in conjunction with Table 5.5.4.

Defined Use	Level of assessment	Assessment criteria
TOURIST ACCOMMODATION ZONE – PRECINCT COL LPP-2 (YAROOMBA BEACHSIDE AREA)		
Residential activities		
<u>Residential care facility</u>	<u>Code assessable</u>	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Coolool local plan code</u> • <u>Residential care facility and retirement facility code</u> • <u>Multi-unit residential uses code if in a building greater than 2 storeys in height</u> • <u>Prescribed other development codes</u>
<u>Retirement facility</u>	<u>Code assessable</u>	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Coolool local plan code</u> • <u>Residential care facility and retirement facility code</u> • <u>Multi-unit residential uses code if in a building greater than 2 storeys in height</u> • <u>Prescribed other development codes</u>
Business activities		
<u>Food and drink outlet</u>	<u>Self assessable if:-</u> (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not incorporating a drive-through facility.	<ul style="list-style-type: none"> • <u>Transport and parking code</u>
	<u>Code assessable if:-</u> (a) forming part of a mixed use development; and (b) not incorporating a drive-through facility.	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Coolool local plan code</u> • <u>Business uses and centre design code</u> • <u>Prescribed other development codes</u>
	<u>Impact assessable if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>The planning scheme</u>
Sport and recreation activities		
<u>Club</u>	<u>Code assessable if for a surf life saving club.</u>	<ul style="list-style-type: none"> • <u>Tourist accommodation zone code</u> • <u>Coolool local plan code</u> • <u>Business uses and centre design code</u> • <u>Sport and recreation uses code</u> • <u>Prescribed other development codes</u>
	<u>Impact assessable if not otherwise specified.</u>	<ul style="list-style-type: none"> • <u>The planning scheme</u>

5.9.45.9.5 Golden Beach/Pelican Waters local plan

Table 5.9.45.1 Golden Beach/Pelican Waters local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.17 (Emerging community zone). This table must be read in conjunction with Table 5.5.17.

Defined use	Level of assessment	Assessment criteria	
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)			
Residential activities			
<i>Dual occupancy</i>	Code assessable where on a <i>site</i> nominated as a <i>dual occupancy site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Dual occupancy code <i>Prescribed other development codes</i>
<i>Multiple dwelling</i>	Code assessable where on a <i>site</i> nominated as a <i>multiple dwelling site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Retirement facility</i>	Code assessable where on a <i>site</i> nominated as a <i>retirement facility site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Retirement facility and residential care facility code <i>Prescribed other development codes</i>
<i>Rooming accommodation</i>	Code assessable where on a <i>site</i> nominated as a <i>rooming accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Multi-unit residential uses code <i>Prescribed other development codes</i>
<i>Short term accommodation</i>	Code assessable where on a <i>site</i> nominated as a <i>short-term accommodation site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities			
<i>Shop</i>	Code assessable if:- (a) for a <i>corner store</i> ; and (b) on a <i>site</i> nominated as a <i>shop (corner store) site</i> on an approved plan of development for reconfiguring a lot.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code 	<ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>

Part 5

Table 5.9.45.2 Golden Beach/Pelican Waters local plan: reconfiguring a lot

Note—this table identifies variations to the level of assessment for reconfiguring a lot specified in **Table 5.6.1 (Reconfiguring a lot)**. This table must be read in conjunction with **Table 5.6.1**.

Development	Level of assessment	Assessment criteria
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Reconfiguring a lot		
Reconfiguring a lot	Code assessable	<ul style="list-style-type: none"> • Golden Beach/Pelican Waters local plan code • Emerging community zone code • Reconfiguring a lot code • <i>Prescribed other development codes</i>

5.9-55.9.6 Kawana Waters local plan

Table 5.9.56 Kawana Waters local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.7 (District centre zone). This table must be read in conjunction with Table 5.5.7.

Defined use	Level of assessment	Assessment criteria
DISTRICT CENTRE ZONE - PRECINCT KAW LPP- 1 (SOUTH OF POINT CARTWRIGHT DRIVE) AND PRECINCT KAW LPP- 2 (NORTH OF POINT CARTWRIGHT DRIVE)		
Business activities		
<i>Theatre</i>	Impact assessable if for a cinema.	<ul style="list-style-type: none"> The planning scheme
DISTRICT CENTRE ZONE - PRECINCT KAW LPP-3 (NICKLIN WAY NORTH, MINYAMA)		
Residential activities		
<i>Community residence</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Adult store</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Agricultural supplies store</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Bar</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Car wash</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Hardware and trade supplies</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Hotel</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Self assessable if for a pharmacy in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if for a pharmacy not in an existing building.	<ul style="list-style-type: none"> District centre zone code Kawana Waters local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Service station</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Theatre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Veterinary services</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Service industry</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Community activities		
<i>Place of worship</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Other activities		
<i>Parking station</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme

5.9.65.9.7 Landsborough local plan

Table 5.9.67 Landsborough local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.21 (Specialised centre zone). This table must be read in conjunction with Table 5.5.21.

Defined use	Level of assessment	Assessment criteria
SPECIALISED CENTRE ZONE		
Business activities		
<i>Food and drink outlet</i>	Impact assessable if incorporating a drive-through facility.	<ul style="list-style-type: none"> The planning scheme

5.9.75.9.8 Maroochy North Shore local plan

Table 5.9.78 Maroochy North Shore local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in **Table 5.5.1 (Low density residential zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.1** and **Table 5.5.16**.

Defined use	Level of assessment	Assessment criteria
COMMUNITY FACILITIES ZONE - PRECINCT MNS LPP - 1 (SUNSHINE COAST AIRPORT)		
Residential activities		
Short-term accommodation	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Multi-unit residential uses code Prescribed other development codes
Business activities		
Food and drink outlet	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Office	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
Service station	Code assessable	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Service station code Prescribed other development codes
Shop	Exempt if:- (a) located on Council owned or controlled land; and (b) associated with air services.	
	Code assessable if:- (a) not exceeding 300m ² gross leasable floor area; and (b) not associated with air services.	<ul style="list-style-type: none"> Community facilities zone code Maroochy North Shore local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	
Industrial activities		
Low impact industry	Exempt if:- (a) located on Council owned or	

Part 5

5.9.85.9.9 Maroochydore/Kuluin local plan

Table 5.9.89 Maroochydore/Kuluin local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.1 (Low density residential zone). This table must be read in conjunction with Table 5.5.1.

Defined use	Level of assessment	Assessment criteria
LOW DENSITY RESIDENTIAL ZONE - PRECINCT MAK LPP - 2 (MAUD STREET/SUGAR ROAD)		
Business activities		
Office	Code assessable if in an existing building.	<ul style="list-style-type: none"> • Low density residential zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code • Landscape code • Nuisance code • Transport and parking code
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> • The planning scheme
HIGH DENSITY RESIDENTIAL ZONE – PRECINCT MAK LPP - 3 (WHARF STREET)		
Business activities		
Office	Code assessable	<ul style="list-style-type: none"> • High density residential zone code • Maroochydore/Kuluin local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>

5.9.95.9.10 Mooloolaba/Alexandra Headland local plan

Table 5.9.910 Mooloolaba/Alexandra Headland local plan: material change of use

Note – This table identifies variations to the level of assessment for a defined use specified in Table 5.5.16 (Community facilities zone). This table must be read in conjunction with Table 5.5.16.

Defined use	Level of assessment	Assessment criteria
COMMUNITY FACILITIES ZONE - PRECINCT MAH LPP - 2 (MOOLOOLABA SPIT GOVERNMENT USES)		
Business activities		
<i>Food and drink outlet</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> • Community facilities zone code • Mooloolaba/Alexandra Headland local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
<i>Shop</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> • Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> • Community facilities zone code • Mooloolaba/Alexandra Headland local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>

5.9.105.9.11 Nambour local plan

Table 5.9.1011 Nambour local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.6 (Major centre zone) and Table 5.5.8 (Local centre zone). This table must be read in conjunction with Table 5.5.6 and Table 5.5.8.

Defined use	Level of assessment	Assessment criteria
MAJOR CENTRE ZONE – PRECINCT NAM LPP - 3 (TOWN CENTRE FRAME)		
Business activities		
<i>Food and drink outlet</i>	Self assessable if:- (a) in an existing building; and (b) not incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> Transport and parking code
	Impact assessable if incorporating a <i>drive-through facility</i> .	<ul style="list-style-type: none"> The planning scheme
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Function facility</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Hotel</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Market</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Shop</i>	Code assessable if occupying not more than 200m ² of <i>gross leasable floor area</i> .	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Shopping centre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Showroom</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Business uses and centre design code Transport and parking code
	Code assessable if not otherwise specified.	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Business uses and centre design code <i>Prescribed other development codes</i>
<i>Theatre</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
<i>Low impact industry</i>	Self assessable if:- (a) in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> Industry uses code Transport and parking code
	Code assessable if:- (a) not in an existing building; and (b) occupying not more than 200m ² of <i>gross floor area</i> .	<ul style="list-style-type: none"> Major centre zone code Nambour local plan code Industry uses code <i>Prescribed other development codes</i>
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
<i>Major sport, recreation and entertainment facility</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
LOCAL CENTRE ZONE – PRECINCT NAM LPP-4 (NAMBOUR HEALTH HUB)		
Business activities		
<i>Agricultural supplies store</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme

5.9.115.9.12 Sippy Downs local plan

Table 5.9.112 Sippy Downs local plan: material change of use

Note—this table identifies variations to the level of assessment for a defined use specified in Table 5.5.6 (Major centre zone). This table must be read in conjunction with Table 5.5.6.

Defined use	Level of assessment	Assessment criteria
MAJOR CENTRE ZONE - PRECINCT SID LPP-1 (SIPPY DOWNS TOWN CENTRE AND SURROUNDS) - SUB-PRECINCT SID LPSP-1A (SIPPY DOWNS TOWN CENTRE CORE)		
Residential activities		
<i>Dual occupancy</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Dwelling unit</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Resort complex</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Bar</i>	Code assessable if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Car wash</i>	Impact assessable	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Self assessable if:- (a) in an existing building; and (b) not involving a drive-through facility.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if:- (a) not involving a drive-through facility; and (b) forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Code assessable if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Funeral parlour</i>	Code assessable if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Code assessable if:- (a) not exceeding a gross leasable floor area of 200m ² ; and (b) forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes
	Impact assessable if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Health care services</i>	Self assessable if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessable if forming part of a mixed use development.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code Prescribed other development codes

Part 5

Sunshine Coast COUNCIL
 Sunshine Coast Planning Scheme 2014
 Coolum Local Plan Area

