

5.9.12 Sippy Downs local plan

Table 5.9.12 Sippy Downs local plan: material change of use

Note—this table identifies variations to the category of development and category 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	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
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 assessment	<ul style="list-style-type: none"> The planning scheme
<i>Dwelling unit</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Resort complex</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Business activities		
<i>Bar</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Car wash</i>	Impact assessment	<ul style="list-style-type: none"> The planning scheme
<i>Food and drink outlet</i>	Accepted development if:- (a) in an existing building; and (b) not involving a <i>drive-through facility</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if:- (a) not involving a <i>drive-through facility</i> ; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Function facility</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Funeral parlour</i>	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Garden centre</i>	Code assessment if:- (a) not exceeding a <i>gross leasable floor area</i> of 200m ² ; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code <ul style="list-style-type: none"> Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
<i>Health care services</i>	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> The planning scheme
Hotel	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified	<ul style="list-style-type: none"> The planning scheme
Office	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Service station	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Accepted development if:- (a) in an existing building; and (b) forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Theatre	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Veterinary services	Accepted development if in an existing building.	<ul style="list-style-type: none"> Transport and parking code
	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Sport and recreation activities		
Major sport, recreation and entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Other activities		
Parking station	Code assessment if forming part of a <i>mixed use development</i> .	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Business uses and centre design code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
MAJOR CENTRE ZONE – PRECINCT SID LPP-1 (SIPPY DOWNS TOWN CENTRE AND SURROUNDS) - SUB - PRECINCT SID LPSP-1B (SIPPY DOWNS BUSINESS AND TECHNOLOGY SUB-PRECINCT)		
Residential activities		
Dual occupancy	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Resort complex	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Business activities		
Adult store	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Agricultural supplies store	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Car wash	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Garden centre	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Hardware and trade supplies	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Service station	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Shop	Impact assessment if exceeding a <i>gross leasable floor area</i> of 100m ² .	<ul style="list-style-type: none"> The planning scheme
Shopping centre	Impact assessment if:- (a) any retail/ catering uses exceed a total <i>gross leasable floor area</i> of 500m ² ; or (b) any <i>shop</i> tenancy exceeds 100m ² <i>gross leasable floor area</i> .	<ul style="list-style-type: none"> The planning scheme
Theatre	Impact assessment if for a cinema.	<ul style="list-style-type: none"> The planning scheme
Industrial activities		
Research and technology industry	Code assessment	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Industry uses code <i>Prescribed other development codes</i>
Sport and recreation activities		
Club	Impact assessment	<ul style="list-style-type: none"> The planning scheme
Indoor sport and recreation	Code assessment if not involving an activity that requires a liquor licence or gaming licence.	<ul style="list-style-type: none"> Major centre zone code Sippy Downs local plan code Sport and recreation uses code <i>Prescribed other development codes</i>
	Impact assessment if not otherwise specified.	<ul style="list-style-type: none"> The planning scheme
Major sport, recreation and entertainment facility	Impact assessment	<ul style="list-style-type: none"> The planning scheme