

5.9.5 Golden Beach/Pelican Waters local plan

Table 5.9.5.1 Golden Beach/Pelican Waters 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 5.5.17 (Emerging community zone). This table must be read in conjunction with Table 5.5.17.

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Residential activities		
Dual occupancy	Code assessment 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 Dual occupancy code <i>Prescribed other development codes</i>
Multiple dwelling	Code assessment 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 Multi-unit residential uses code <i>Prescribed other development codes</i>
Retirement facility	Code assessment 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 Retirement facility and residential care facility code <i>Prescribed other development codes</i>
Rooming accommodation	Code assessment 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 Multi-unit residential uses code <i>Prescribed other development codes</i>
Short term accommodation	Code assessment 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 Multi-unit residential uses code <i>Prescribed other development codes</i>
Business activities		
Shop	Code assessment 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 Business uses and centre design code <i>Prescribed other development codes</i>
Sport and recreation activities		
Outdoor sport and recreation	Code assessment where involving a golf course.	<ul style="list-style-type: none"> Emerging community zone code Golden Beach/Pelican Waters local plan code Sport and recreation uses code <i>Prescribed other development codes</i>
OPEN SPACE ZONE (LOT 603 SP221893)		
Business activities		

Defined use	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	Code assessment if- (a) not incorporating a <i>drive-through facility</i> ; and (b) not for a <i>high volume convenience restaurant</i> .	<ul style="list-style-type: none"> • Open space zone code • Golden Beach/Pelican Waters local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>
Shop	Code assessment if- (a) for a <i>corner store</i> ; and (b) in association with a <i>food and drink outlet</i> .	<ul style="list-style-type: none"> • Open space zone code • Golden Beach/Pelican Waters local plan code • Business uses and centre design code • <i>Prescribed other development codes</i>

Table 5.9.5.2 Golden Beach/Pelican Waters local plan: reconfiguring a lot

Note—this table identifies variations to the category of development and category 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	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
EMERGING COMMUNITY ZONE (PELICAN WATERS GOLF COURSE)		
Reconfiguring a lot		
Reconfiguring a lot	Code assessment	<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>