

5.9.3 Caloundra local plan

Table 5.9.3 Caloundra 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 5.5.2 (Medium density residential zone)**, **Table 5.5.4 (Tourist accommodation zone)**, **Table 5.5.6 (Major centre zone)** and **Table 5.5.16 (Community facilities zone)**. This table must be read in conjunction with **Table 5.5.2**, **Table 5.5.4**, **Table 5.5.6** and **Table 5.5.16**.

| Defined use | Category of development and category of assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|--|--|
| MEDIUM DENSITY RESIDENTIAL ZONE – SUB-PRECINCT CAL LPSP-1D (CENTRAL PARK URBAN VILLAGE) | | |
| Business activities | | |
| Office | Code assessment if located:- (a) on Lots 34, 35, 36, 37, 38 or 39 on RP56889 at 35, 37, 39, 41, 43 and 45 Bowman Road; and (b) at the ground floor of a <i>mixed use development</i> . | <ul style="list-style-type: none"> • Medium density residential zone code • Caloundra 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 |
| Health care services | Code assessment if located:- (a) on Lots 34, 35, 36, 37, 38 or 39 on RP56889 at 35, 37, 39, 41, 43 and 45 Bowman Road; and (b) at the ground floor of a <i>mixed use development</i> . | <ul style="list-style-type: none"> • Medium density residential zone code • Caloundra 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 |
| TOURIST ACCOMMODATION ZONE | | |
| Business activities | | |
| Bar | Accepted development if:- (a) in an existing building in a tenancy that has been approved for non-residential use; and (b) not involving <i>amplified music</i> that is audible external to the premises. | <ul style="list-style-type: none"> • Transport and parking code |
| | Code assessment if forming part of a <i>mixed use building</i> . | <ul style="list-style-type: none"> • Tourist accommodation zone code • Caloundra 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 – SUB-PRECINCT CAL LPSP-1A (DESTINATION CENTRE) AND SUB-PRECINCT CAL LPSP-1B (COMMUNITY AND CREATIVE HUB) | | |
| Business activities | | |

| Defined use | Category of development and category of assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|---|--|
| Nightclub entertainment facility | Code assessment if located on a <i>site</i> with <i>frontage</i> to Bulcock Street between Tay Avenue/Centaur Street and Moreton Parade/Canberra Terrace. | <ul style="list-style-type: none"> Major centre zone code Caloundra 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 |
| LOCAL CENTRE ZONE – MOFFAT BEACH | | |
| Business activities | | |
| Bar | Accepted development if:- (a) in an existing building on a lot with <i>frontage</i> to Seaview Terrace; and (b) not involving <i>amplified music</i> that is audible external to the premises. | <ul style="list-style-type: none"> Transport and parking code |
| | Code assessment if on a lot with <i>frontage</i> to Seaview Terrace. | <ul style="list-style-type: none"> Local centre zone code Caloundra 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 |
| COMMUNITY FACILITIES ZONE – SUB-PRECINCT CAL LPSP-1B (COMMUNITY AND CREATIVE HUB) | | |
| Residential activities | | |
| Dwelling house | Accepted development if on a lot currently occupied by a dwelling house. | <ul style="list-style-type: none"> Dwelling house code |
| | Impact assessment if not otherwise specified. | <ul style="list-style-type: none"> The planning scheme |
| Other defined uses | | |
| All other uses defined in Schedule 1 (Definitions) | Impact assessment if:- (a) located on properties fronting Omrah Avenue; and (b) not on <i>Council</i> owned or controlled land. | <ul style="list-style-type: none"> The planning scheme |
| COMMUNITY FACILITIES ZONE - PRECINCT CAL LPP-4 (CALOUNDRA AERODROME) | | |
| Residential activities | | |
| Caretaker's accommodation | Accepted development if in an existing building. | <ul style="list-style-type: none"> Caretaker's accommodation code |
| | Code assessment if not otherwise specified. | <ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Caretaker's accommodation code Nuisance code Transport and parking code |
| 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 | Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services. | <ul style="list-style-type: none"> No requirements applicable |
| | Code assessment if not associated with air services. | <ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Business uses and centre design code Prescribed other development codes. |
| Office | Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services. | <ul style="list-style-type: none"> No requirements applicable |
| | Code assessment if not associated with air services. | <ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Business uses and centre design code Prescribed other development codes. |
| Low impact industry | Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services. | <ul style="list-style-type: none"> No requirements applicable |
| | Accepted development if:- (a) not associated with air services; and (b) in an existing building. | <ul style="list-style-type: none"> Industry uses code Transport and parking code |
| | Code assessment if not associated with air services. | <ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code Prescribed other development codes. |
| Medium impact industry | Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services. | <ul style="list-style-type: none"> No requirements applicable |
| | Accepted development if:- (a) not associated with air services; and (b) in an existing building. | <ul style="list-style-type: none"> Industry uses code Transport and parking code |
| | Code assessment if not associated with air services. | <ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code Prescribed other development codes. |
| Research and technology industry | Accepted development if:- (a) located on Council owned or controlled land; and (b) associated with air services. | <ul style="list-style-type: none"> No requirements applicable |

| Defined use | Category of development and category of assessment | Assessment benchmarks for assessable development and requirements for accepted development |
|--|--|--|
| | <p>Accepted development if:-</p> <p>(a) not associated with <i>air services</i>; and</p> <p>(b) in an existing building.</p> | <ul style="list-style-type: none"> Industry uses code Transport and parking code |
| | <p>Code assessment if not associated with air services.</p> | <ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i> |
| Service industry | <p>Accepted development if:-</p> <p>(a) located on <i>Council</i> owned or controlled land; and</p> <p>(b) associated with <i>air services</i>.</p> | <ul style="list-style-type: none"> No requirements applicable |
| | <p>Accepted development if:-</p> <p>(a) not associated with <i>air services</i>; and</p> <p>(b) in an existing building.</p> | <ul style="list-style-type: none"> Industry uses code Transport and parking code |
| | <p>Code assessment if not associated with air services.</p> | <ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Industry uses code <i>Prescribed other development codes.</i> |
| Community activities | | |
| Community care centre | Impact assessment | <ul style="list-style-type: none"> The planning scheme |
| Educational establishment | <p>Accepted development if:-</p> <p>(a) located on <i>Council</i> owned or controlled land; and</p> <p>(b) associated with <i>air services</i>.</p> | <ul style="list-style-type: none"> No requirements applicable |
| | <p>Impact assessment if not otherwise specified.</p> | <ul style="list-style-type: none"> The planning scheme |
| Sport and recreation activities | | |
| Club | Impact assessment | <ul style="list-style-type: none"> The planning scheme |
| Indoor sport and recreation | Impact assessment | <ul style="list-style-type: none"> The planning scheme |
| Outdoor sport and recreation | Impact assessment | <ul style="list-style-type: none"> The planning scheme |
| Other activities | | |
| Telecommunications facility | Code assessment | <ul style="list-style-type: none"> Community facilities zone code Caloundra local plan code Telecommunications facility code <i>Prescribed other development codes</i> |