

5.8. Categories of development and assessment — Local plans

The following tables identify the categories of development and assessment for development in areas affected by a local plan.

5.8.1. Seaspray Local Plan

- (1) The following tables identify the categories of development and assessment for material change of use, reconfiguration of a lot and building work in areas affected by the Seaspray local plan.
- (2) The categories of development and assessment for operational works for areas affected by the Seaspray local plan remain the same as for zones and they are contained in table 5.7.1.

Editor's note: When determining the hierarchy of assessment benchmarks, reference should be made to Section 1.5 located in Part 5 of the Planning Scheme.

Table 5.8.1.1 – Seaspray Residential Low Density Precinct: material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Dual occupancy Dwelling house 	Accepted subject to requirements	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Code assessment	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Rural activities		
<ul style="list-style-type: none"> Wholesale nursery 	Code assessment	Local plan code:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If a temporary plant nursery limited to landscape stock propagation for use during construction.	<ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds 8.5 metres 	Impact assessment	The planning scheme, to the extent relevant.

Table 5.8.1.2 – Seaspray Residential Medium Density Precinct: material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation 	Accepted subject to requirements	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Dual occupancy Dwelling house 	Accepted subject to requirements	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Home based business 	Accepted If it is for home based child care service.	Not applicable
	Accepted subject to requirements If it does not comply with the circumstance for being accepted.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Multiple dwelling Rooming accommodation Short-term accommodation 	Code assessment	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Code assessment	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes:

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
		<ul style="list-style-type: none"> General development code Development works code
Rural activities		
<ul style="list-style-type: none"> Wholesale nursery 	Accepted subject to requirements If a temporary plant nursery limited to landscape stock propagation for use during construction.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and 	Impact assessment	The planning scheme, to the extent relevant.

Use column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
assessment column <ul style="list-style-type: none"> Any use involving a new building or structure which has a height which exceeds 8.5 metres 		

Table 5.8.1.3 – Seaspray Community and Recreation Precinct: material change of use

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for accepted, accepted subject to requirements, and code assessment		
Accommodation activities		
<ul style="list-style-type: none"> Caretaker's accommodation Dwelling unit 	Accepted subject to requirements If it is within an existing building.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
	Code assessment If it does not comply with the circumstance for being accepted subject to requirements.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
Business activities		
<ul style="list-style-type: none"> Sales office 	Accepted subject to requirements If: <ul style="list-style-type: none"> (a) it is within an existing building; and (b) it is not exceeding 100 square metres Gross Floor Area; and (c) it does not involve a drive-through facility. 	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If: <ul style="list-style-type: none"> (a) it is within an existing building; and 	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes:

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
	(b) it exceeds 100 square metres Gross Floor Area; and (c) it does not involve a drive-through facility.	<ul style="list-style-type: none"> General development code Development works code
Centre activities		
<ul style="list-style-type: none"> Food and drink outlet Health care services Office Shop 	Accepted subject to requirements If: (a) it is within an existing building; and (b) it is not exceeding 100 square metres Gross Floor Area; and (c) it does not involve a drive-through facility.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If: (a) it is within an existing building; and (b) it exceeds 100 square metres Gross Floor Area; and (c) it does not involve a drive-through facility.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Community activities		
<ul style="list-style-type: none"> Club Community care centre Community use Place of worship 	Accepted subject to requirements If: (a) it is within an existing building; and (b) it is not exceeding 100 square metres Gross Floor Area.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If: (a) it is within an existing building; and (b) it exceeds 100 square metres Gross Floor Area.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
<ul style="list-style-type: none"> Child care centre 	Code assessment If it is within an existing building.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Entertainment activities		
<ul style="list-style-type: none"> Function facility 	Accepted subject to	Local plan code:

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
	requirements If: (a) it is within an existing building; and (b) it is not exceeding 100 square metres Gross Floor Area.	<ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If: (a) it is within an existing building; and (b) it exceeds 100 square metres Gross Floor Area.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Recreation activities		
<ul style="list-style-type: none"> Environment facility Park 	Accepted	Not applicable
<ul style="list-style-type: none"> Indoor sport and recreation 	Accepted subject to requirements If: (a) it is within an existing building; and (b) it is only for a gymnasium or fitness studio.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
	Code assessment If: (a) it is not within an existing building; and (b) it is only for a gymnasium or fitness studio.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Accommodation activities code General development code Development works code
<ul style="list-style-type: none"> Outdoor sport and recreation 	Code assessment	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Rural activities		
<ul style="list-style-type: none"> Wholesale nursery 	Accepted subject to requirements If a temporary plant nursery limited to landscape stock propagation for use during construction of the estate.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code

Use column	Categories of development and assessment column	Assessment benchmarks for development and requirements for accepted development column
Special activities		
<ul style="list-style-type: none"> Landing 	Accepted	Not applicable
<ul style="list-style-type: none"> Major electricity infrastructure 	Accepted If it is the installation, erection or replacement of a transmission structure or transmission line within an existing easement in which a transmission structure and transmission line has already been erected.	Not applicable
<ul style="list-style-type: none"> Substation 	Accepted If it is the augmentation of an existing substation and there is no increase in height or proportion of the site utilised.	Not applicable
<ul style="list-style-type: none"> Telecommunications facility 	Accepted If it is aerial cabling for broadband purposes.	Not applicable
<ul style="list-style-type: none"> Utility installation 	Accepted subject to requirements If it is not one of the following: (a) a mail depot; or (b) a water supply treatment plant; or (c) a sewage treatment plant; or (d) a waste transfer station; or (e) a waste landfill.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> General development code Development works code
Impact assessment		
<ul style="list-style-type: none"> Any other use or undefined use not listed in this table Any use listed in the table and not complying with the circumstance described in the categories of development and assessment column Any use involving a new building or structure which has a height which exceeds twelve (12) metres 	Impact assessment	The planning scheme, to the extent relevant.

Table 5.8.1.4 – All local plan precincts: reconfiguring a lot

Precinct column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Code assessment		
Residential category precincts		
<ul style="list-style-type: none"> LPP-01 – Seaspray Residential Low Density Precinct LPP-02 – Seaspray Residential Medium Density Precinct 	Code assessment In all circumstances	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Reconfiguring a lot code Development works code
Community and recreation category precincts		
<ul style="list-style-type: none"> LPP-03 – Seaspray Community and Recreation Precinct 	Code assessment In all circumstances	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code Development codes: <ul style="list-style-type: none"> Reconfiguring a lot code Development works code

Table 5.8.1.5 – All local plan precincts: building work

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
Accepted subject to requirements and code assessment		
All precincts		
<ul style="list-style-type: none"> All building work 	Accepted subject to requirements If the building work does not satisfy an alternative category of development description in this table and it involves: (a) a new building or structure; or (b) an alteration, addition or extension to an existing building or structure which results in an increase in the gross floor area of the building or an increase in the height of the building or structure.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code acceptable outcomes AO3.1(a), AO3.1(b), AO3.2, AO4.1, AO4.4, AO5.1, AO5.2, AO7.1, AO7.2, AO7.3, and AO7.4
	Accepted subject to requirements If the building work is for any dwelling house and it results in: (a) a situation where there is a primary dwelling house and a secondary dwelling on the lot; or	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code acceptable outcomes AO3.1(a), AO3.1(b), AO3.2, AO4.1, AO4.4, AO5.1, AO5.2, AO7.1, AO7.2, AO7.3, and AO7.4

Development column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	(b) an alteration, addition or extension to a secondary dwelling which results in an increase in gross floor area, or an increase in site cover, or an increase in the building height.	Development codes: <ul style="list-style-type: none"> Accommodation activities code [outcomes applicable for a dwelling house (secondary dwelling)] General development code Development works code
	Accepted subject to requirements If the building work is for the purpose of constructing a standalone Class 10a building under the Building Code of Australia.	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code acceptable outcomes AO3.1(a), AO3.1(b), AO3.2, AO4.2, AO4.3, AO4.4, AO5.1, AO5.2, AO7.1, AO7.2, AO7.3, AO7.4, and AO8.3
	Accepted subject to requirements If the building work involves: <ul style="list-style-type: none"> (a) a retaining wall; or (b) excavating or filling in accordance with the definition of Building Work in the Act. 	Local plan code: <ul style="list-style-type: none"> Seaspray local plan code acceptable outcomes AO3.2(a), AO5.1, AO5.2, AO6.1, AO9.1, and AO9.2 Development codes: <ul style="list-style-type: none"> Development works code (all acceptable outcomes applicable for earthwork and retaining walls)
Accepted development		
Any other building work not listed in this table.		