

ATTACHMENT 9

Category of Assessment Analysis

Prepared by:

Property Projects Australia

Land Use	Medium Impact Industry Zone	Charlton Wellcamp Enterprise Area Local Plan (Medium Impact Industry Zone – General Industry Precinct)	Local Centre Zoning	Charlton Wellcamp Enterprise Area Local Plan (Local Centre Zoning (Commercial / Centre Precinct))
Agricultural Supplies Store	Code	Impact	Code	Impact
Bulk Landscape Supplies	Code	Impact	Impact	No Change (Impact)
Car Wash	Impact	No Change (Impact)	<u>Code</u>	<u>No Change (Code)</u>
Child Care Centre	Impact	No Change (Impact)	<u>Code</u>	<u>No Change (Code)</u>
Food and Drink Outlet	Code	Impact	<u>Code</u>	<u>No Change (Code)</u>
Garden Centre	Code	No Change (Code)	Code	No Change (Code)
Hardware and Trade Supplies	Code	No Change (Code)	Code	Impact
Indoor Sport and Recreation	Impact	No Change (Impact)	<u>Code</u>	<u>No Change (Code)</u>
Low Impact Industry	Code	No Change (Code)	Impact	No Change (Impact)
Medium Impact Industry	Code	No Change (Code)	Impact	No Change (Impact)
Office	Impact	No Change (Impact)	<u>Code</u>	<u>Code</u> <u>(If the gross floor area does not exceed 250m².)</u> Impact (If the gross floor area exceeds 250m².)
Outdoor Sales	Code	No Change (Code)	Impact	No Change (Impact)
Rural Industry	Code	No Change (Code)	Impact	No Change (Impact)
Service Industry	Code	No Change (Code)	<u>Code</u>	<u>No Change (Code)</u>
Service Station	Impact	Code	Impact	No Change (Impact)
Shop	Code (If: (i) a food preparation area does not exceed 30m²; and (ii) if the gross	Impact	<u>Code</u> <u>(If not a Department Store or Discount Department Store)</u>	<u>Code</u> <u>(If the gross floor area does not exceed 250m²)</u> Impact (If the gross floor area exceeds 250m²)

	floor area does not exceed 250m²)			
Showroom	Impact	No Change (Impact)	Impact	Impact
Transport Depot	Code	No Change (Code)	Impact	No Change (Impact)
Warehouse	Code	No Change (Code)	Impact	No Change (Impact)