Table 5.9.77.A – Yeerongpilly Transit Oriented Development neighbourhood plan: material change of use

Editor’s Note - The categories of development and assessment in Table 5.9.77.A are in accordance with the *Yeerongpilly Transit Oriented Development State Planning Regulatory Provision 2016* and override the categories of development and assessment in the zone table of assessment.

|  |  |  |
| --- | --- | --- |
| Use | Categories of development and assessment | Assessment benchmarks |
| If in the neighbourhood plan area | | |
| Any | Accepted development | |
| Development approval is not required | Not applicable |
| Caretaker’s accommodation | Accepted development, subject to compliance with identified requirements | |
| If complying with all identified acceptable outcomes in the Caretaker’s accommodation code | Not applicable |
| Assessable development—Code assessment | |
| If not Accepted development | Caretaker’s accommodation code |
| Park | Accepted development, subject to compliance with identified requirements | |
| If complying with all identified acceptable outcomes in the Park code | Not applicable |
| Assessable development—Code assessment | |
| If not Accepted development | Park code |
| Home-based business | Accepted development, subject to compliance with identified requirements | |
| If complying with all identified acceptable outcomes in the Home-based business code | Not applicable |
| Assessable development—Code assessment | |
| If not Accepted development | Home-based business code |
| If in the District centre (District) sub-precinct (NPP-001a) of the Mixed use core precinct (NPP-001) | | |
| Centre activities activity group (excluding caretaker’s accommodation and substation) | Accepted development, subject to compliance with identified requirements | |
| If involving an existing premises with no increase in gross floor area, where complying with all identified acceptable outcomes in section A of the Centre or mixed use code | Not applicable |
| Assessable development—Code assessment | |
| If involving an existing premises with no increase in gross floor area, where not Accepted development | Centre or mixed use code – purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in gross floor area | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  District centre zone code (District zone precinct)  Prescribed secondary codes |
| Bar | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  District centre zone code (District zone precinct)  Prescribed secondary codes |
| Hotel | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  District centre zone code (District zone precinct)  Prescribed secondary codes |
| Multiple dwelling | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Multiple dwelling code  District centre zone code (District zone precinct)  Prescribed secondary codes |
| Residential care facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Residential care facility code  District centre zone code (District zone precinct)  Prescribed secondary codes |
| Retirement facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Multiple dwelling code  District centre zone code (District zone precinct)  Prescribed secondary codes |
| If in the Mixed use (Centre frame) sub-precinct (NPP-001b) of the Mixed use core precinct (NPP-001) | | |
| Centre activities activity group (excluding caretaker’s accommodation and substation) | Accepted development, subject to compliance with identified requirements | |
| If involving an existing premises with no increase in gross floor area, where complying with all identified acceptable outcomes in section A of the Centre or mixed use code | Not applicable |
| Assessable development—Code assessment | |
| If involving an existing premises with no increase in gross floor area, where not Accepted development | Centre or mixed use code – purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in gross floor area | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Mixed use zone code (Centre frame zone precinct)  Prescribed secondary codes |
| Bar | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Mixed use zone code (Centre frame zone precinct)  Prescribed secondary codes |
| Hotel | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Mixed use zone code (Centre frame zone precinct)  Prescribed secondary codes |
| Multiple dwelling | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Multiple dwelling code  Mixed use zone code (Centre frame zone precinct)  Prescribed secondary codes |
| Residential care facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Residential care facility code  Mixed use zone code (Centre frame zone precinct)  Prescribed secondary codes |
| Retirement facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Multiple dwelling code  Mixed use zone code (Centre frame zone precinct)  Prescribed secondary codes |
| If in the High density residential sub-precinct (NPP-002a) of the Residential mixed use precinct (NPP-002) | | |
| Child care centre | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Child care centre code  High density residential zone code  Prescribed secondary codes |
| Community care centre | Assessable development—Code assessment | |
| If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code  Community facilities code  High density residential zone code  Prescribed secondary codes |
| Community residence | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Community facilities code  High density residential zone code  Prescribed secondary codes |
| Dual occupancy | Assessable development—Code assessment | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Dual occupancy code  High density residential zone code  Prescribed secondary codes |
| Dwelling house | Accepted development, subject to compliance with identified requirements | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. not on a small lot, 2. complying with all identified acceptable outcomes in the Dwelling house code | Not applicable |
| If in the 3 storeys (maximum) area identified on Figure b in the Yeerongpilly TOD neighbourhood plan code where:   1. on a small lot, 2. complying with all identified acceptable outcomes in the Dwelling house (small lot) code | Not applicable |
| Assessable development—Code assessment | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. not on a small lot, 2. not Accepted development | Dwelling house code |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. on a small lot, 2. not Accepted development | Dwelling house (small lot) code |
| Education establishment | Assessable **development**—Code assessment | |
| If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code  Community facilities code  High density residential zone code  Prescribed secondary codes |
| Food and drink outlet | Assessable development—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 and located in areas identified as Primary active frontage or Secondary active frontage on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  High density residential zone code  Prescribed secondary codes |
| Multiple dwelling | Assessable **development**—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Multiple dwelling code  High density residential zone code  Prescribed secondary codes |
| Office | Assessable **development**—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  High density residential zone code  Prescribed secondary codes |
| Residential care facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Residential care facility code  High density residential zone code  Prescribed secondary codes |
| Retirement facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Multiple dwelling code  High density residential zone code  Prescribed secondary codes |
| Shop | Assessable development—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 and located in areas identified as Primary active frontage or Secondary active frontage on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  High density residential zone code  Prescribed secondary codes |
| Short-term accommodation | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Short-term accommodation code  High density residential zone code  Prescribed secondary codes |
| If in the Medium density residential sub-precinct (NPP-002b) of the Residential mixed use precinct (NPP-002) | | |
| Child care centre | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Child care centre code  Medium density residential zone code  Prescribed secondary codes |
| Community care centre | Assessable development—Code assessment | |
| If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code  Community facilities code  Medium density residential zone code  Prescribed secondary codes |
| Community residence | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Community facilities code  Medium density residential zone code  Prescribed secondary codes |
| Dual occupancy | Assessable development—Code assessment | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Dual occupancy code  Medium density residential zone code  Prescribed secondary codes |
| Dwelling house | Accepted development, subject to compliance with identified requirements | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. not on a small lot, 2. complying with all identified acceptable outcomes in the Dwelling house code | Not applicable |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. on a small lot, 2. complying with all identified acceptable outcomes in the Dwelling house (small lot) code | Not applicable |
| Assessable development—Code assessment | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. not on a small lot, 2. not Accepted development | Dwelling house code |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. on a small lot, 2. not Accepted development | Dwelling house (small lot) code |
| Education establishment | Assessable development—Code assessment | |
| If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code  Community facilities code  Medium density residential zone code  Prescribed secondary codes |
| Food and drink outlet | Assessable development—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 and located in areas identified as Primary active frontage or Secondary active frontage on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Medium density residential zone code  Prescribed secondary codes |
| Multiple dwelling | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Multiple dwelling code  Medium density residential zone code  Prescribed secondary codes |
| Office | Assessable development—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Medium density residential zone code  Prescribed secondary codes |
| Residential care facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Residential care facility code  Medium density residential zone code  Prescribed secondary codes |
| Retirement facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Multiple dwelling code  Medium density residential zone code  Prescribed secondary codes |
| Shop | Assessable development—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 and located in areas identified as Primary active frontage or Secondary active frontage on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Medium density residential zone code  Prescribed secondary codes |
| Short-term accommodation | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Short-term accommodation code  Medium density residential zone code  Prescribed secondary codes |
| If in the Low-medium density residential sub-precinct (NPP-002c) of the Residential mixed use precinct (NPP-002) | | |
| Child care centre | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Child care centre code  Low-Medium density residential zone code  Prescribed secondary codes |
| Community care centre | Assessable development—Code assessment | |
| If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code  Community facilities code  Low-Medium density residential zone code  Prescribed secondary codes |
| Community residence | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Community facilities code  Low-Medium density residential zone code  Prescribed secondary codes |
| Dual occupancy | Assessable development—Code assessment | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Dual occupancy code  Low-Medium density residential zone code  Prescribed secondary codes |
| Dwelling house | Accepted development, subject to compliance with identified requirements | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. not on a small lot, 2. complying with all identified acceptable outcomes in the Dwelling house code | Not applicable |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. on a small lot, 2. complying with all identified acceptable outcomes in the Dwelling house (small lot) code | Not applicable |
| Assessable development—Code assessment | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. not on a small lot, 2. not Accepted development | Dwelling house code |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. on a small lot, 2. not Accepted development | Dwelling house (small lot) code |
| Education establishment | Assessable development—Code assessment | |
| If on the ground floor of a building | Yeerongpilly TOD neighbourhood plan code  Community facilities code  Low-Medium density residential zone code  Prescribed secondary codes |
| Food and drink outlet | Assessable development—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 and located in areas identified as Primary active frontage or Secondary active frontage on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Low-Medium density residential zone code  Prescribed secondary codes |
| Multiple dwelling | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Multiple dwelling code  Low-Medium density residential zone code  Prescribed secondary codes |
| Office | Assessable development—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Low-Medium density residential zone code  Prescribed secondary codes |
| Residential care facility | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Residential care facility code  Low-Medium density residential zone code  Prescribed secondary codes |
| Retirement facility | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Multiple dwelling code  Low-Medium density residential zone code  Prescribed secondary codes |
| Shop | Assessable development—Code assessment | |
| If involving a new premises with a maximum gross floor area of 200m2 and located in areas identified as Primary active frontage or Secondary active frontage on Figure bin the Yeerongpilly TOD neighbourhood plan code | Yeerongpilly TOD neighbourhood plan code  Centre or mixed use code  Low-Medium density residential zone code  Prescribed secondary codes |
| Short-term accommodation | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Short-term accommodation code  Low-Medium density residential zone code  Prescribed secondary codes |
| If in the Low-rise residential precinct (NPP-003) | | |
| Community residence | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Community facilities code  Low-Medium density residential zone code  Prescribed secondary codes |
| Dual occupancy | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Dual occupancy code  Low-Medium density residential zone code  Prescribed secondary codes |
| Dwelling house | Accepted development, subject to compliance with identified requirements | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. not on a small lot; 2. complying with all identified acceptable outcomes in the Dwelling house code | Not applicable |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. on a small lot; 2. complying with all identified acceptable outcomes Dwelling house (small lot) code | Not applicable |
| Assessable development—Code assessment | |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. not on a small lot; 2. not Accepted development | Dwelling house code |
| If in the 3 storeys (maximum) area identified on Figure bin the Yeerongpilly TOD neighbourhood plan code where:   1. on a small lot; 2. not Accepted development | Dwelling house (small lot) code |
| Multiple dwelling | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Multiple dwelling code  Low-Medium density residential zone code  Prescribed secondary codes |
| Residential care facility | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Residential care facility code  Low-Medium density residential zone code  Prescribed secondary codes |
| Retirement facility | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Multiple dwelling code  Low-Medium density residential zone code  Prescribed secondary codes |
| If in the Open space precinct (NPP-004) | | |
| Environmental facility | Accepted development, subject to compliance with identified requirements | |
| If complying with all identified acceptable outcomes in the Park code | Not applicable |
| Assessable development—Code assessment | |
| If not Accepted development | Park code |
| Outdoor sport and recreation | Assessable development—Code Assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Outdoor sport and recreation code  Open space zone code (Local zone precinct)  Prescribed secondary codes |
| If in the Major sports venue precinct (NPP-005) | | |
| Indoor sport and recreation | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Indoor sport and recreation code  Community facilities zone code (Major sports venue zone precinct)  Prescribed secondary codes |
| Major sport, recreation and entertainment facility | Assessable development—Code assessment | |
| If an expansion of or associated with the Queensland Tennis Centre | Yeerongpilly TOD neighbourhood plan code  Indoor sport and recreation code  Outdoor sport and recreation code  Community facilities zone code (Major sports venue zone precinct)  Prescribed secondary codes |
| Outdoor sport and recreation | Assessable development—Code assessment | |
|  | Yeerongpilly TOD neighbourhood plan code  Outdoor sport and recreation code  Community facilities zone code (Major sports venue zone precinct)  Prescribed secondary codes |
| Assessable development—Impact assessment | | |
| Any other use not listed in this table.  Any use listed in this table and not meeting the description listed in the “Categories of development and assessment” column.  Any other undefined use. | | The planning scheme including:  Yeerongpilly TOD neighbourhood plan code |

Table 5.9.77.B – Yeerongpilly Transit Oriented Development neighbourhood plan: reconfiguring a lot

Editor’s Note - The categories of development and assessment in Table 5.9.77.B are in accordance with the *Yeerongpilly Transit Oriented Development State Planning Regulatory Provision 2016* and override the categories of development and assessment in the zone table of assessment.

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| If in the District centre (District) sub-precinct (NPP-001a) of the Mixed use core precinct (NPP-001) | | |
| ROL, if assessable development | Assessable development—Code assessment | Yeerongpilly TOD neighbourhood plan code  Subdivision code  District centre zone code (District zone precinct)  Prescribed secondary codes |
| If in the Mixed use (Centre frame) sub-precinct (NPP-001b) of the Mixed use core precinct (NPP-001) | | |
| ROL, if assessable development | Assessable development—Code assessment | Yeerongpilly TOD neighbourhood plan code  Subdivision code  Mixed use zone code (Centre frame zone precinct)  Prescribed secondary codes |
| If in the High density residential sub-precinct (NPP-002a) of the Residential mixed use precinct (NPP-002) | | |
| ROL, if assessable development | Assessable development—Code assessment | Yeerongpilly TOD neighbourhood plan code  Subdivision code  High density residential zone code  Prescribed secondary codes |
| If in the Medium density residential sub-precinct (NPP-002b) of the Residential mixed use precinct (NPP-002) | | |
| ROL, if assessable development | Assessable development—Code assessment | Yeerongpilly TOD neighbourhood plan code  Subdivision code  Medium density residential zone code  Prescribed secondary codes |
| If in the Low-medium density residential sub-precinct (NPP-002c) of the Residential mixed use precinct (NPP-002) | | |
| ROL, if assessable development | Assessable development—Code assessment | Yeerongpilly TOD neighbourhood plan code  Subdivision code  Low-Medium density residential zone code  Prescribed secondary codes |
| If in the Low-rise residential precinct (NPP-003) | | |
| ROL, if assessable development | Assessable development—Code assessment | Yeerongpilly TOD neighbourhood plan code  Subdivision code  Low-Medium density residential zone code  Prescribed secondary codes |
| If in the Open space precinct (NPP-004) | | |
| ROL, if assessable development | Assessable development—Code assessment | Yeerongpilly TOD neighbourhood plan code  Subdivision code  Open space zone code (Local zone precinct)  Prescribed secondary codes |
| If in the Major sports venue precinct (NPP-005) | | |
| ROL, if assessable development | Assessable development—Code assessment | Yeerongpilly TOD neighbourhood plan code  Subdivision code  Community facilities zone code (Major sports venue zone precinct)  Prescribed secondary codes |

Table 5.9.77.C–Yeerongpilly Transit Oriented Development neighbourhood plan: building work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Building work, if assessable development | No change | Yeerongpilly TOD neighbourhood plan code |

Table 5.9.77.D–Yeerongpilly Transit Oriented Development neighbourhood plan: operational work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Operational work, if assessable development | No change | Yeerongpilly TOD neighbourhood plan code |