Table 5.9.22.A—Eastern corridor neighbourhood plan: material change of use

|  |  |  |  |
| --- | --- | --- | --- |
| Use | Categories of development and assessment | Assessment benchmarks | |
| If in the neighbourhood plan area | | | |
| MCU, if assessable development where not listed in this table | No change | [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx) | |
| If in the District centre zone or the Mixed use zone | | | |
| [Centre activities](Definitions.docx#CentreActivities) (activity group) | Accepted development, subject to compliance with identified requirements | | |
| If involving an existing premises, where:   1. not a [market](Definitions.docx#Market) that is a farmers market undertaken inside an enclosed structure; 2. [gross floor area](Definitions.docx#GFA) is no greater than 1,500m2 for any individual tenancy where [shop](Definitions.docx#Shop) or shop component of a [shopping centre](Definitions.docx#ShopCentre) except if located on: 3. Lot 4 on RP 158152; 4. Lot 1 on RP 121119; 5. Lot 2 on RP 131792; 6. complying with all acceptable outcomes in section A of the [Centre or mixed use code](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\CPOT_Sandbox\2017_Planning%20Act%20readiness\TEXT\Part%205%20-%20Tables%20of%20assessment\Part5NeighbourhoodPlans\CentreUseCode.docx) | | Not applicable |
| Assessable development—Code assessment | | |
| If involving an existing premises, where:   1. not a [market](Definitions.docx#Market) that is a farmers market undertaken inside an enclosed structure; 2. [gross floor area](Definitions.docx#GFA) is no greater than 1,500m2 for any individual tenancy where [shop](Definitions.docx#Shop) or shop component of a [shopping centre](Definitions.docx#ShopCentre) except if located on: 3. Lot 4 on RP 158152; 4. Lot 1 on RP 121119; 5. Lot 2 on RP 131792; 6. not complying with all acceptable outcomes in section A of the [Centre or mixed use code](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\CPOT_Sandbox\2017_Planning%20Act%20readiness\TEXT\Part%205%20-%20Tables%20of%20assessment\Part5NeighbourhoodPlans\CentreUseCode.docx) | | [Centre or mixed use code](CentreUseCode.docx)—purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in [gross floor area](Definitions.docx#GFA), where:   1. not a [market](Definitions.docx#Market) that is a farmers market undertaken inside an enclosed structure; 2. gross floor area is no greater than 1,500m2 for any individual tenancy where [shop](Definitions.docx#Shop) or shop component of a [shopping centre](Definitions.docx#ShopCentre) except if located on: 3. Lot 4 on RP 158152; 4. Lot 1 on RP 121119; 5. Lot 2 on RP 131792 | | [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) |
| [Market](Definitions.docx#Market) | Accepted development, subject to compliance with identified requirements | | |
| If involving an existing premises on a site indicated on [Figure c](EasternCorridorLP.docx#Figurec) in the Eastern Corridor neighbourhood plan code, where:   1. a [market](Definitions.docx#Market) that is a farmers market undertaken inside an enclosed structure; 2. complying with all acceptable outcomes in Section A of the [Centre or mixed use code](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\CPOT_Sandbox\2017_Planning%20Act%20readiness\TEXT\Part%205%20-%20Tables%20of%20assessment\Part5NeighbourhoodPlans\CentreUseCode.docx) | | Not applicable |
| Assessable development—Code assessment | | |
| If involving an existing premises on a site indicated on [Figure c](EasternCorridorLP.docx#Figurec) in the Eastern Corridor neighbourhood plan code, where:   1. a [market](Definitions.docx#Market) that is a farmers market undertaken inside an enclosed structure; 2. not complying with all acceptable outcomes in section A of the [Centre or mixed use code](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\CPOT_Sandbox\2017_Planning%20Act%20readiness\TEXT\Part%205%20-%20Tables%20of%20assessment\Part5NeighbourhoodPlans\CentreUseCode.docx) | | [Centre or mixed use code](CentreUseCode.docx)—purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in [gross floor area](Definitions.docx#GFA), where on a site indicated on [Figure c](EasternCorridorLP.docx#Figurec) in the Eastern Corridor neighbourhood plan code and a [market](Definitions.docx#Market) that is a [farmers market](Definitions.docx#Market) undertaken inside an enclosed structure | | [Eastern Corridor neighbourhood plan code](EasternCorridorLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) |
| If in the Buranda Station precinct (NPP-002), where in the District centre zone or the Mixed use zone | | | |
| Any use | Assessable development—Impact assessment | | |
| If involving a new premises or an existing premises with an increase in [gross floor area](Definitions.docx#GFA), where;   1. gross floor area for residential uses is no greater than 60% of the total gross floor area; 2. gross floor area for non-residential uses is no greater than 60% of the total gross floor area | | The planning scheme including:  [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [Mixed use zone code](MixedUseZC.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) |
| [Shopping centre](Definitions.docx#ShopCentre) | Accepted development, subject to compliance with identified requirements | | |
| If involving an existing premises, where:   1. [gross floor area](Definitions.docx#GFA) is no greater than 10,000m2; 2. complying with all acceptable outcomes in Section A of the [Centre or mixed use code](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\CPOT_Sandbox\2017_Planning%20Act%20readiness\TEXT\Part%205%20-%20Tables%20of%20assessment\Part5NeighbourhoodPlans\CentreUseCode.docx) | | Not applicable |
| Assessable development—Code assessment | | |
| If involving an existing premises, where:   1. [gross floor area](Definitions.docx#GFA) is no greater than 10,000m2; 2. not complying with all acceptable outcomes in section A of the [Centre or mixed use code](file:///\\ad\groups\CPS\CPED\CPBranch\C_PConf\CPOT_Sandbox\2017_Planning%20Act%20readiness\TEXT\Part%205%20-%20Tables%20of%20assessment\Part5NeighbourhoodPlans\CentreUseCode.docx) | | [Centre or mixed use code](CentreUseCode.docx)—purpose, overall outcomes and section A outcomes only |
| If involving a new premises or an existing premises with an increase in [gross floor area](Definitions.docx#GFA), where gross floor area is no greater than 10,000m2 | | [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) |
| If in the Stones Corner core sub-precinct (NPP-003a) of the Stones Corner precinct (NPP-003), where in the District centre zone | | | |
| [Parking station](Definitions.docx#ParkingStation) excluding parking station where bicycle parking | Assessable development—Code assessment | | |
| If involving a new premises or an existing premises with an increase in [gross floor area](Definitions.docx#GFA), where on a site indicated as a parking station site on [Figure b](EasternCorridorLP.docx#Figureb) in the Eastern Corridor neighbourhood plan code | | [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) |
| If in the Coorparoo core sub-precinct (NPP-005a) of the Coorparoo precinct (NPP005), where in the District centre zone | | | |
| Any use | Assessable development—Impact assessment | | |
| If involving a new premises or an existing premises with an increase in [gross floor area](Definitions.docx#GFA), where less than 20% of total gross floor area on site is non-residential development | | The planning scheme including:  [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [District centre zone code](DistrictCentreZC.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) |

Table 5.9.22.B—Eastern corridor neighbourhood plan: reconfiguring a lot

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| ROL, if assessable development | No change | [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx) |

Table 5.9.22.C—Eastern corridor neighbourhood plan: building work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Building work, if assessable development | No change | [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx) |

Table 5.9.22.D—Eastern corridor neighbourhood plan: operational work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Operational work, if assessable development | No change | [Eastern corridor neighbourhood plan code](EasternCorridorLP.docx) |