Table 5.9.54.A—Spring Hill neighbourhood plan: material change of use

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| --- | --- | --- |
| 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 | Spring Hill neighbourhood plan code |
| If in the Principal centre zone, District centre zone, or Mixed use zone, where with a site area of 1,800m2 or greater | | |
| MCU, whether or not subsequently listed in this table | Assessable development—Impact assessment | |
| If involving a new premises or an existing premises with an increase in gross floor area where the tower site cover exceeds 60% | The planning scheme, including:  Spring Hill neighbourhood plan code  Centre or mixed use code  Prescribed secondary code |
| If in the Principal centre zone, where with a street frontage to Astor Terrace | | |
| Hotel | Accepted development, subject to compliance with identified requirements | |
| If involving an existing premises, where:   1. gross floor area is no greater than 100m2 for any licensed part of the premises; 2. complying with all acceptable outcomes in section A of the Centre or mixed use code | Not applicable |
| Assessable development—Code assessment | |
| If involving an existing premises, where:   1. gross floor area is no greater than 100m2 for any licensed part of the premises; 2. not complying with all acceptable outcomes in section A of the Centre or mixed use code | Centre or mixed use code—purpose, overall outcomes and section A outcomes only |
| If in the Spring Hill mixed use precinct (NPP-002), where in the Character residential zone | | |
| Centre activities (activity group) where for:   1. club; or 2. community care centre; or 3. food and drink outlet; or 4. health care service; or 5. indoor sport and recreation; or 6. office; or 7. service industry, if less than a gross floor area of 100m2; or 8. shop; or 9. short-term accommodation | Accepted development, subject to compliance with identified requirements | |
| If involving an existing premises with no increase in gross floor area, where:   1. a maximum of 6 employees are on site at any time; 2. car parking is provided at a minimum rate of 1 space per 100m2 gross floor area, or 0.5 x number of employees on site, whichever is higher; 3. complying with all 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:   1. a maximum of 6 employees are on site at any time; 2. car parking is provided at a minimum rate of 1 space per 100m2 gross floor area, or 0.5 x number of employees on site, whichever is higher; 3. not complying with all acceptable outcomes in section A of the Centre or mixed use code | Centre or mixed use code—purpose, overall outcomes and section A outcomes only |
| Assessable development—Code assessment | |
| If involving an existing premises with an increase in gross floor area up to an additional 75m2, where:   1. a maximum of 6 employees are on site at any time; 2. car parking is provided at a minimum rate of 1 space per 100m2 gross floor area, or 0.5 x number of employees on site, whichever is higher | Spring Hill neighbourhood plan code  Character residential zone code  Centre or mixed use code  Prescribed secondary code |

Table 5.9.54.B—Spring Hill neighbourhood plan: reconfiguring a lot

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| ROL, if assessable development | No change | Spring Hill neighbourhood plan code |

Table 5.9.54.C—Spring Hill neighbourhood plan: building work

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| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Building work, if assessable development where not listed in this table | No change | Spring Hill neighbourhood plan code |
| Mixed use zone | Accepted development, subject to compliance with identified requirements | |
| If involving an extension to a dwelling house, where complying with all acceptable outcomes in the Dwelling house code | Not applicable |
| If involving an extension to a dwelling house on a small lot, where complying with all acceptable outcomes in the Dwelling house (small lot) code | Not applicable |
| Assessable development—Code assessment | |
| If involving an extension to a dwelling house, where not complying with all acceptable outcomes in the Dwelling house code | Dwelling house code |
| If involving an extension to a dwelling house on a small lot, where not complying with all acceptable outcomes in the Dwelling house (small lot) code | Dwelling house (small lot) code |

Table 5.9.54.D—Spring Hill neighbourhood plan: operational work

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