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 codeCentre or mixed use codePrescribed 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 codeCharacter residential zone codeCentre or mixed use codePrescribed secondary code |

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

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| 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 |