Table 5.9.58.A—River gateway neighbourhood plan: material change of use

|  |  |  |
| --- | --- | --- |
| Use | Categories of development and assessment | Assessment benchmarks |
| MCU, if assessable development where not listed in this table | No change | River gateway neighbourhood plan code |
| If in the District centre sub-precinct (NPP-001b) or the Wynnum Road corridor sub-precinct (NPP-003b), where in the District centre zone | | |
| Nightclub entertainment facility | Assessable development—Impact assessment | |
| - | The planning scheme including:  River gateway neighbourhood plan code  Centre or mixed use code  District centre zone code  Prescribed secondary code |
| If in the Former CSIRO site sub-precinct (NPP-003e), where in the District centre zone | | |
| Garden centre | Assessable development—Impact assessment | |
| - | The planning scheme including:  River gateway neighbourhood plan code  Centre or mixed use code  District centre zone code  Prescribed secondary code |
| Health care service | Assessable development—Impact assessment | |
| If involving a new premises or an existing premises with a gross floor area exceeding 1,500m2 | The planning scheme including:  River gateway neighbourhood plan code  Centre or mixed use code  District centre zone code  Prescribed secondary code |
| Nightclub entertainment facility | Assessable development—Impact assessment | |
| - | The planning scheme including:  River gateway neighbourhood plan code  Centre or mixed use code  District centre zone code  Prescribed secondary code |
| Service station | Assessable development—Impact assessment | |
| - | The planning scheme including:  River gateway neighbourhood plan code  Centre or mixed use code  District centre zone code  Prescribed secondary code |
| Shop | Assessable development—Impact assessment | |
| If involving a new premises or an existing premises where:   1. a supermarket with a gross floor area exceeding 2,500m2; or 2. individual shop tenancies with a gross floor area exceeding 1,000m2 | The planning scheme including:  River gateway neighbourhood plan code  Centre or mixed use code  District centre zone code  Prescribed secondary code |
| Telecommunications facility | Assessable development—Impact assessment | |
| If involving a broadcasting station or television station | The planning scheme including:  River gateway neighbourhood plan code  Centre or mixed use code  District centre zone code  Prescribed secondary code |
| If in the Industry precinct (NPP-005), where in the General industry B zone precinct of the Industry zone | | |
| High impact industry | Assessable development—Code assessment | |
| If:   1. not involving building work; 2. located more than 500m from a sensitive zone | River gateway neighbourhood plan code  Industry code  Prescribed secondary code |

Table 5.9.58.B—River gateway neighbourhood plan: reconfiguring a lot

|  |  |  |
| --- | --- | --- |
| Zone | Categories of development and assessment | Assessment benchmarks |
| If in the neighbourhood plan area | | |
| ROL, if assessable development where not listed in this table | No change | River gateway neighbourhood plan code |
| If in the Industry precinct (NPP-005) | | |
| Low impact industry zone or General industry A zone precinct of the Industry zone | Assessable development—Impact assessment | |
| If a reconfigured lot is less than 1,000m2 | The planning scheme including:  River gateway neighbourhood plan code  Low impact industry zone code  or  Industry zone code  Subdivision code  Prescribed secondary code |
| General industry B zone precinct of the Industry zone | Assessable development—Impact assessment | |
| If a reconfigured lot is less than 2,000m2 | The planning scheme including:  River gateway neighbourhood plan code  Industry zone code  Subdivision code  Prescribed secondary code |
| General industry C zone precinct of the Industry zone | Assessable development—Impact assessment | |
| If a reconfigured lot is less than 2,000m2 | The planning scheme including:  River gateway neighbourhood plan code  Industry zone code  Subdivision code  Prescribed secondary code |

Table 5.9.58.C—River gateway neighbourhood plan: building work

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

Table 5.9.58.D—River gateway neighbourhood plan: operational work

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