Table 5.9.38.A—Lower Oxley Creek south 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 | Lower Oxley Creek south neighbourhood plan code |
| If in the Low density residential zone | | |
| Residential care facility | Assessable development—Code assessment | |
| If on a site 3,000m2 or greater | Lower Oxley Creek south neighbourhood plan code  Retirement and residential care facility code  Prescribed secondary code |
| Retirement facility | Assessable development—Code assessment | |
| If on a site 3,000m2 or greater | Lower Oxley Creek south neighbourhood plan code  Retirement and residential care facility code  Prescribed secondary code |
| If in the Low density residential zone and the High ecological significance sub-category or the High ecological significance strategic sub-category of the Biodiversity areas overlay | | |
| Dwelling house | Accepted development, subject to compliance with identified requirements | |
| If:   1. located within an approved development footprint plan, where complying with all acceptable outcomes in the Dwelling house code and in section A of the Lower Oxley Creek south neighbourhood plan code; or 2. there is no approved development footprint plan, where complying with all acceptable outcomes in the Dwelling house code and in section A of the Lower Oxley Creek south neighbourhood plan code | Not applicable |
| Assessable development—Code assessment | |
| If:   1. located within an approved development footprint plan, where not complying with all acceptable outcomes in the Dwelling house code and in section A of the Lower Oxley Creek south neighbourhood plan code; or 2. there is no approved development footprint plan, where not complying with all acceptable outcomes in the Dwelling house code and in section A of the Lower Oxley Creek south neighbourhood plan code | Lower Oxley Creek south neighbourhood plan code - purpose, overall outcomes and section A outcomes only  Dwelling house code |
| If located outside an approved development footprint plan | Lower Oxley Creek south neighbourhood plan code  Dwelling house code |
| If in the Neighbourhood centre zone | | |
| Food and drink outlet | Assessable development—Impact assessment | |
| If involving the sale and consumption of liquor on site | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Centre or mixed use code  Neighbourhood centre zone code  Prescribed secondary code |
| Function facility | Assessable development—Impact assessment | |
| - | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Centre or mixed use code  Neighbourhood centre zone code  Prescribed secondary code |
| Large format retail (activity group) | Assessable development—Impact assessment | |
| - | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Centre or mixed use code  Neighbourhood centre zone code  Prescribed secondary code |
| Service station | Assessable development—Impact assessment | |
| - | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Neighbourhood centre zone code  Service station code  Prescribed secondary code |
| Shop | Assessable development—Impact assessment | |
| If for a supermarket where exceeding:   1. 1,500m2 of gross floor area where located on the corner of Ritchie Road and Laxton Street; 2. 500m2 of gross floor area where located on the corner of Stapylton Road and Wadeville Street | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Centre or mixed use code  Neighbourhood centre zone code  Prescribed secondary code |
| Short-term accommodation | Assessable development—Impact assessment | |
| - | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Centre or mixed use code  Neighbourhood centre zone code  Prescribed secondary code |
| Telecommunications facility | Assessable development—Impact assessment | |
| If for a radio station or television station | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Centre or mixed use code  Neighbourhood centre zone code  Prescribed secondary code |
| Theatre | Assessable development—Impact assessment | |
| - | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Centre or mixed use code  Neighbourhood centre zone code  Prescribed secondary code |
| If in the Environmental management zone | | |
| Animal husbandry | Accepted development, subject to compliance with identified requirements | |
| If:   1. located 100m or more from land in a residential zone, centre zone or Emerging community zone; 2. complying with all the acceptable outcomes in section A of the Rural activities code | Not applicable |
| Assessable development—Code assessment | |
| If:   1. located 100m or more from land in a residential zone, centre zone or Emerging community zone; 2. not complying with all the acceptable outcomes in section A of the Rural activities code | Rural activities code—purpose, overall outcomes and section A outcomes only |
| If located less than 100m from land in a zone in the residential zones category, zone in the centre zones category or Emerging community zone | Lower Oxley Creek south neighbourhood plan code  Rural activities code  Prescribed secondary code |
| Cropping where not for forestry for wood production | Accepted development, subject to compliance with identified requirements | |
| If:   1. located 100m or more from land in a zone in the residential zones category, zone in the centre zones category or Emerging community zone; 2. complying with all acceptable outcomes in section A of the Rural activities code | Not applicable |
| Assessable development—Code assessment | |
| If:   1. located 100m or more from land in a zone in the residential zones category, zone in the centre zones category or Emerging community zone; 2. not complying with all the acceptable outcomes in section A of the Rural activities code | Rural activities code—purpose, overall outcomes and section A outcomes only |
| If located less than 100m from land in a zone in the residential zones category, zone in the centre zones category or Emerging community zone | Lower Oxley Creek south neighbourhood plan code  Rural activities code  Prescribed secondary code |
| Dwelling house | Accepted development, subject to compliance with identified requirements | |
| If:   1. located within an approved development footprint plan, where complying with all acceptable outcomes in the Dwelling house code and section A of the Lower Oxley Creek south neighbourhood plan code; or 2. there is no approved development footprint plan, where complying with all acceptable outcomes in the Dwelling house code and section A of the Lower Oxley Creek south neighbourhood plan code | Not applicable |
| Assessable development—Code assessment | |
| If:   1. located within an approved development footprint plan, where not complying with all acceptable outcomes in the Dwelling house code and section A of the Lower Oxley Creek south neighbourhood plan code; or 2. there is no approved development footprint plan, where not complying with all acceptable outcomes in the Dwelling house code and section A of the Lower Oxley Creek south neighbourhood plan code | Lower Oxley Creek south neighbourhood plan code - purpose, overall outcomes and section A outcomes only  Dwelling house code |
| If:   1. located outside an approved development footprint plan; or 2. there is no approved development footprint plan | Lower Oxley Creek south neighbourhood plan code  Dwelling house code |

Table 5.9.38.B—Lower Oxley Creek south neighbourhood plan: reconfiguring a lot

|  |  |  |
| --- | --- | --- |
| Zone | Categories of development and assessment | Assessment benchmarks |
| ROL, if assessable development where not listed in this table | No change | Lower Oxley Creek south neighbourhood plan code |
| If in the Low density residential zone and the High ecological significance sub-category or the High ecological significance strategic sub-category of the Biodiversity areas overlay | | |
| Any zone | Assessable development—Impact assessment | |
| If a reconfigured lot is less than 1,500m2 | The planning scheme including:  Lower Oxley Creek south neighbourhood plan code  Subdivision code  Applicable zone code  Prescribed secondary code |

Table 5.9.38.C—Lower Oxley Creek south neighbourhood plan: building work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Building work, if assessable development where not listed in this table | No change | Lower Oxley Creek south neighbourhood plan code |
| If in the Low density residential zone and the High ecological significance sub-category or the High ecological significance strategic sub-category of the Biodiversity areas overlay | | |
| Outdoor lighting | Accepted development, subject to compliance with identified requirements | |
| If:   1. located within an approved development footprint plan, where complying with all acceptable outcomes in the Outdoor lighting code; or 2. there is no approved development footprint plan, where complying with all acceptable outcomes in the Outdoor lighting code and: 3. located within a maximum 600m2 development footprint; 4. located a minimum 6m from any public road | Not applicable |
| Assessable development—Code assessment | |
| If:   1. located within an approved development footprint plan, where not complying with all acceptable outcomes in the Outdoor lighting code; or 2. there is no approved development footprint plan, where not complying with all acceptable outcomes in the Outdoor lighting code and: 3. located within a maximum 600m2 development footprint; 4. located a minimum 6m from any public road | Outdoor lighting code |
| If:   1. not located within an approved development footprint plan; or 2. there is no approved development footprint plan, where not: 3. located within a maximum 600m2 development footprint; or 4. located a minimum 6m from any public road | Lower Oxley Creek south neighbourhood plan code  Outdoor lighting code  Prescribed secondary code |
| Telecommunications facility if for a satellite dish | Assessable development—Code assessment | |
| If not accepted development where:   1. located within an approved development footprint plan; or 2. if there is no approved development footprint plan, where: 3. located within a maximum 600m2 development footprint; 4. located a minimum 6m from any public road | Lower Oxley Creek south neighbourhood plan code  Telecommunications facility code  Prescribed secondary code |

Table 5.9.38.D—Lower Oxley Creek south neighbourhood plan: operational work

|  |  |  |
| --- | --- | --- |
| Development | Categories of development and assessment | Assessment benchmarks |
| Operational work, if assessable development | No change | Lower Oxley Creek south neighbourhood plan code |