Table 5.9.28.A—Fortitude Valley 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 | | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx) | |
| If in the City Centre zone precinct of the Principal centre zone or the Inner city zone precinct of the Mixed use zone | | | | |
| [Bar](Definitions.docx#Bar) | Accepted development, subject to compliance with identified requirements | | | |
| If involving an existing premises, where:   1. on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 2. [gross floor area](Definitions.docx#GFA) is no greater than 100m2 for any licensed part of the premises; 3. not located in the same building as, or within 5m from, a residential use; 4. 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 |
| If involving an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 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. on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 2. gross floor area is no greater than 100m2 for any licensed part of the premises; 3. not located in the same building as, or within 5m from a residential use; 4. 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 an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 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 an existing premises on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code, where:   1. [gross floor area](Definitions.docx#GFA) is greater than 100m2 for any licensed part of the premises; or 2. located in the same building as, or within 5m from, a residential use | | | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)—purpose, overall outcomes and section A outcomes only |
| [Club](Definitions.docx#Club) | Assessable development—Code assessment | | | |
| If involving an existing premises, where on a site indicated as SEA core or SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code | | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) | |
| [Food and drink outlet](Definitions.docx#FoodDrink) | Accepted development, subject to compliance with identified requirements | | | |
| If involving an existing premises, where:   1. on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 2. [gross floor area](Definitions.docx#GFA) is no greater than 100m2 for any licensed part of the premises; 3. not located in the same building as, or within 5m from, a residential use; 4. 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 | |
| If involving an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 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. on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 2. [gross floor area](Definitions.docx#GFA) is no greater than 100m2 for any licensed part of the premises; 3. not located in the same building as, or within 5m from, a residential use; 4. 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 an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 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 an existing premises on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code, where:   1. [gross floor area](Definitions.docx#GFA) is greater than 100m2 for any licensed part of the premises; or 2. located in the same building as, or within 5m from, a residential use | | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)—purpose, overall outcomes and section A outcomes only | |
| [Hotel](Definitions.docx#Hotel) | Accepted development, subject to compliance with identified requirements | | | |
| If involving an existing premises, where:   1. on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 2. [gross floor area](Definitions.docx#GFA) is no greater than 100m2 for any licensed part of the premises; 3. not located in the same building as, or within 5m from, a residential use; 4. 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 | |
| If involving an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 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. on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 2. gross floor area is no greater than 100m2 for any licensed part of the premises; 3. not located in the same building as, or within 5m from a residential use; 4. 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 an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 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 an existing premises on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code, where:   1. [gross floor area](Definitions.docx#GFA) is greater than 100m2 for any licensed part of the premises; or 2. located in the same building as, or within 5m from, a residential use | | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)—purpose, overall outcomes and section A outcomes only | |
| [Indoor sport and recreation](Definitions.docx#IndoorSport) | Assessable development—Code assessment | | | |
| If involving an existing premises, where on a site indicated as SEA core or buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code | | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)—section A acceptable outcomes only | |
| [Nightclub entertainment facility](Definitions.docx#Nightclub) | Accepted development, subject to compliance with identified requirements | | | |
| If involving an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 2. [gross floor area](Definitions.docx#GFA) is no greater than 100m2 for any licensed part of the premises; 3. not located in the same building as, or within 5m from, a residential use; 4. 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 | |
| If involving an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 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. on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 2. [gross floor area](Definitions.docx#GFA) is no greater than 100m2 for any licensed part of the premises; 3. not located in the same building as, or within 5m from, a residential use; 4. 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 an existing premises, where:   1. on a site indicated as SEA buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code; 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 an existing premises on a site indicated as SEA core in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code, where:   1. [gross floor area](Definitions.docx#GFA) is greater than 100m2 for any licensed part of the premises; or 2. located in the same building as, or within 5m from, a residential use | | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)—purpose, overall outcomes and section A outcomes only | |
| [Short-term accommodation](Definitions.docx#Shortterm) | Assessable development—Code assessment | | | |
| If involving an existing premises, where on a site indicated as SEA core or buffer in the special entertainment area on [Figure a](FortitudeValleyLP.docx#Figurea) of the Fortitude Valley Neighbourhood plan code | | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)—purpose, overall outcomes and section A outcomes only | |
| If in the Gotha Street precinct (NPP-001), the Light Street hill precinct (NPP-004), the James Street precinct (NPP-005), or the Water Street precinct (NPP-006), where in the City Centre zone precinct of the Principal centre zone or in the Inner city zone precinct of 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 [bar](Definitions.docx#Bar), [club](Definitions.docx#Club), [food and drink outlet](Definitions.docx#FoodDrink), [hotel](Definitions.docx#Hotel), [indoor sport and recreation](Definitions.docx#IndoorSport), [nightclub entertainment facility](Definitions.docx#Nightclub) or [short-term accommodation](Definitions.docx#Shortterm); 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); 3. 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 [bar](Definitions.docx#Bar), [club](Definitions.docx#Club), [food and drink outlet](Definitions.docx#FoodDrink), [hotel](Definitions.docx#Hotel), [indoor sport and recreation](Definitions.docx#IndoorSport), [nightclub entertainment facility](Definitions.docx#Nightclub) or [short-term accommodation](Definitions.docx#Shortterm); 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); 3. 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 [bar](Definitions.docx#Bar), [club](Definitions.docx#Club), [food and drink outlet](Definitions.docx#FoodDrink), [hotel](Definitions.docx#Hotel), [indoor sport and recreation](Definitions.docx#IndoorSport), [nightclub entertainment facility](Definitions.docx#Nightclub) or [short-term accommodation](Definitions.docx#Shortterm); 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) | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) | |
| If in the Light Street hill precinct (NPP-004), or the James Street precinct (NPP-005), where in the up to 3 storeys zone precinct of the Low-medium density residential zone or in the Character residential zone | | | | |
| [Community use](Definitions.docx#CommunityUse) | | Assessable development—Code assessment | | |
| If involving a new premises or an existing premises with an increase in [gross floor area](Definitions.docx#GFA) | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Community facilities code](CommunityCode.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) | |
| [Office](Definitions.docx#Office) | | Assessable development—Code assessment | | |
| If involving an existing premises, where [gross floor area](Definitions.docx#GFA) is no greater than 500m2 | [Fortitude Valley neighbourhood plan code](FortitudeValleyLP.docx)  [Centre or mixed use code](CentreUseCode.docx)  [Prescribed secondary code](Part5TablesOfAssessmentIntro.docx#Pt535PreSecCode) | |

Note—A licensed part of the premises is that part of any premises licensed for the sale or consumption of liquor under the [Liquor Act 2002](https://www.legislation.qld.gov.au/Acts_SLs/Acts_SL_L.htm). Other uses such as shop can occupy other parts of the premises and can exceed 100m2.

Table 5.9.28.B—Fortitude Valley neighbourhood plan: reconfiguring a lot

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

Table 5.9.28.C—Fortitude Valley neighbourhood plan: building work

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

Table 5.9.28.D—Fortitude Valley neighbourhood plan: operational work

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