

5.6 Categories of Development and Assessment - Reconfiguring a Lot

The following table identifies the categories of development and assessment for reconfiguring a lot.

Table 5.6.1—Reconfiguring a Lot

Zone	Categories of development and of assessment	Assessment benchmarks for assessable development and requirements for accepted development
All Zones	Code assessment	
	If involving a boundary realignment and no new lots are created.	The relevant Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
All Zones	Code assessment	
	If limited to the creation of an access easement	The relevant Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
Limited Development Zone - Historical Subdivision Precinct	Code assessment	
	If; (1) all proposed lots are 2 hectares or greater where not located in Harrisville; or (2) all proposed lots are 4000m ² or greater where located in Harrisville.	Limited Development Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Low Density Residential Zone	Code assessment	
	If all proposed residential lots meet the minimum average lot size specified in Table 9.4.6.3.2 - Minimum Lot Size and Design for the Low Density Residential Zone.	Low Density Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Low-medium Density Residential Zone	Code assessment	
	If all proposed residential lots meet the minimum average lot size specified in Table 9.4.6.3.2 - Minimum Lot Size and Design for the Low-medium Density Residential Zone.	Low-medium Density Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Rural Residential Zone - (Where no precinct applies)	Code assessment	
	If; (1) identified on Minimum Lot Size Overlay Map OM-13 ; and (2) all proposed residential lots are	Rural Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code

Zone	Categories of development and of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	4000m ² or greater.	Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Rural Residential Zone - Rural Residential A Precinct	Code assessment	
	If; (1) identified on Minimum Lot Size Overlay Map OM-13 ; and (2) all proposed residential lots are 1ha or greater.	Rural Residential Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
	Impact assessment	
	If not code assessment	The Planning Scheme
Rural Zone - Where not in the Rural Escarpment Protection Precinct or Tamborine Mountain Rural Precinct	Code assessment	
	If; (1) all proposed lots are 100ha or greater; or (2) lots are identified on Minimum Lot Size Overlay Map OM-13 and where: (a) in the Rural 60ha Precinct, all proposed lots are 60ha or greater; or (b) in the Rural 40ha Precinct, all proposed lots are 40ha or greater	Rural Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
Rural Zone - Rural Escarpment Protection Precinct	Code assessment	
	If all proposed lots are 100ha or greater	Rural Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
Rural Zone - Tamborine Mountain Rural Precinct	Code assessment	
	If all proposed lots are 100ha or greater	Rural Zone Code Reconfiguration of a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code
Community Facilities Zone Conservation Zone District Centre Zone Industry Zone Limited Development Zone - (Where no precinct applies) Limited Development Zone - Flood Land Precinct Local Centre Zone Major Centre Zone Major Tourism Zone Minor Tourism Zone Mixed Use Zone Mixed Use Zone - Commercial Industry Precinct	Code assessment	
	Where involving all other reconfiguring a lot	The relevant Zone Code Reconfiguring a Lot Code Earthworks, Construction and Water Quality Code Infrastructure Design Code

Zone	Categories of development and of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Neighbourhood Centre Zone Recreation and Open Space Zone - (Where no precinct applies) Recreation and Open Space Zone - Passive Recreation Precinct Special Purpose Zone - (Where no precinct applies) Special Purpose Zone - Bromelton State Development Area Precinct Special Purpose Zone - Bulk Water Storage Facilities Precinct Township Zone - (Where no precinct applies) Township Zone - Township Residential Precinct		
Emerging Community Zone	Impact Assessment Where involving all other reconfiguring a lot	The Planning Scheme

Editor's note - The above levels of assessment and categories of assessment apply unless otherwise prescribed in the Act or the Regulation.