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

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| Zone | Categories of development and assessment | Assessment benchmarks |
| Low density residential zone | Assessable development—Impact assessment |
| If a reconfigured lot is:1. less than 300m2, where any part of the lot frontage is within 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2000m2; or
2. less than 400m2, where any part of the lot frontage is greater than 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m2; or
3. less than 600m2, where a rear lot
 | The planning scheme including:Subdivision codeLow density residential zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeLow density residential zone codePrescribed secondary code |
| Low-medium density residential zone | Assessable development—Impact assessment |
| If a reconfigured lot is:1. less than 260m2 with no associated assessable MCU, where in the 2 storey mix zone precinct or 2 or 3 storey mix zone precinct; or
2. less than 180m2 with no associated assessable MCU, where in the Up to 3 storeys zone precinct; or
3. less than 350m2 with no associated assessable MCU, where a rear lot in the 2 storey mix zone precinct, 2 or 3 storey mix zone precinct or Up to 3 storeys zone precinct
 | The planning scheme including:Subdivision codeLow-medium density residential zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeLow-medium density residential zone codePrescribed secondary code |
| Medium density residential zone | Assessable development—Impact assessment |
| If a reconfigured lot is less than 800m2 | The planning scheme including:Subdivision codeMedium density residential zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeMedium density residential zone codePrescribed secondary code |
| High density residential zone | Assessable development—Impact assessment |
| If a reconfigured lot is less than 800m2 | The planning scheme including:Subdivision codeHigh density residential zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeHigh density residential zone codePrescribed secondary code |
| Character residential zone | Assessable development—Impact assessment |
| If a reconfigured lot is:1. less than 450m2; or
2. less than 600m2, where a rear lot
 | The planning scheme including:Subdivision codeCharacter residential zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeCharacter residential zone codePrescribed secondary code |
| Tourist accommodation zone | Assessable development—Impact assessment |
| If ROL other than a rearrangement of boundaries | The planning scheme including:Subdivision codeTourist accommodation zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeTourist accommodation zone codePrescribed secondary code |
| Principal centre zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codePrincipal centre zone codePrescribed secondary code |
| Major centre zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeMajor centre zone codePrescribed secondary code |
| District centre zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeDistrict centre zone codePrescribed secondary code |
| Neighbourhood centre zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeNeighbourhood centre zone codePrescribed secondary code |
| Sport and recreation zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeSport and recreation zone codePrescribed secondary code |
| Open space zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeOpen space zone codePrescribed secondary code |
| Environmental management zone | Assessable development—Impact assessment |
| If a ROL is less than 10ha | The planning scheme including:Subdivision codeEnvironmental management zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeEnvironmental management zone codePrescribed secondary code |
| Note—A minimum lot size of 100ha applies to reconfigure a lot for land in the Regional Landscape and Rural Production Area of the *SEQ Regional Plan 2009-2031* in which a large proportion of the land in this zone is located. |
| Conservation zone | Assessable development—Impact assessment |
| - | The planning scheme including:Subdivision codeConservation zone codePrescribed secondary code |
| Low impact industry zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeLow impact industry zone codePrescribed secondary code |
| Industry zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeIndustry zone codePrescribed secondary code |
| Special industry zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeSpecial industry zone codePrescribed secondary code |
| Industry investigation zone | Assessable development—Impact assessment |
| If a reconfigured lot is less than 10 ha | The planning scheme including:Subdivision codeIndustry investigation zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeIndustry investigation zone codePrescribed secondary code |
| Community facilities zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeCommunity facilities zone codePrescribed secondary code |
| Emerging community zone | Assessable development—Impact assessment |
| If a ROL is less than 10ha with no associated MCU | The planning scheme including:Subdivision codeEmerging community zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeEmerging community zone codePrescribed secondary code |
| Extractive industry zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeExtractive industry zone codePrescribed secondary code |
| Mixed use zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeMixed use zone codePrescribed secondary code |
| Rural zone  | Assessable development—Impact assessment |
| If a reconfigured lot is less than 10ha | The planning scheme including:Subdivision codeRural zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeRural zone codePrescribed secondary code |
| Note—A minimum lot size of 100ha applies to ROL for land in the Regional Landscape and Rural Production Area of the *SEQ Regional Plan 2009-2031* in which a large proportion of the land in this zone is located. |
| Rural residential zone | Assessable development—Impact assessment |
| If ROL other than a rearrangement of boundaries less than 1ha | The planning scheme including:Subdivision codeRural residential zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeRural residential zone codePrescribed secondary code |
| Note—A minimum lot size of 100ha applies to reconfigure a lot for land in the Regional Landscape and Rural Production Area of the *SEQ Regional Plan 2009-2031* in which a large proportion of the land in this zone is located. |
| Special purpose zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeSpecial purpose zone codePrescribed secondary code |
| Specialised centre zone | Assessable development—Impact assessment |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeSpecialised centre zone codePrescribed secondary code |
| Township zone | Assessable development—Impact assessment |
| If ROL other than a rearrangement of boundaries | The planning scheme including:Subdivision codeTownship zone codePrescribed secondary code |
| If ROL is a volumetric subdivision, where not associated with an existing or approved building | The planning scheme including:Subdivision codeTownship zone codePrescribed secondary code |
| Assessable development—Code assessment |
| Any other reconfiguring a lot not listed in this table. | Subdivision codePrescribed secondary codeThe applicable zone code |

Editor’s note—The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Editor’s note—Unless listed above the default category of assessment is code assessment, unless otherwise prescribed in the Regulation.

Editor’s note—Reconfiguring a lot involving only subdivision of 1 lot into 2 lots is subject to the regulated categories of development and assessment in section 5.4 where in a residential zone category or industrial zone category.