

5.6 Categories of development and categories of assessment – reconfiguring a lot

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

Table 5.6.1 Reconfiguring a lot

RECONFIGURING A LOT		
Zone	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low density residential zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Low density residential zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code.</p>	<ul style="list-style-type: none"> The planning scheme
Rural residential zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Rural residential zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code.</p>	<ul style="list-style-type: none"> The planning scheme
Rural zone	<p>Impact assessment if:-</p> <p>(a) creating one or more additional lots in the Rural zone; and</p> <p>(b) not complying with the minimum lot size specified in:-</p> <p>(i) the applicable local plan code; or</p> <p>(ii) column 2A of Table 9.4.4.3.2 (Minimum lot size and dimensions) of the Reconfiguring a lot code, where not otherwise specified in the applicable local plan code;</p> <p>other than where:-</p> <p>(iii) the reconfiguration involves the subdivision of a lot existing at the commencement of the planning scheme into two lots;</p> <p>(iv) the existing lot is severed by a road that was gazetted prior to March 2006; and</p> <p>(v) the resulting lot boundaries use the road as the boundary of division.</p>	<ul style="list-style-type: none"> The planning scheme
Emerging community zone	<p>Impact assessment if creating one or more additional lots in the Emerging community zone unless in accordance with:-</p> <p>(a) an approved plan of development that has not lapsed; or</p> <p>(b) another current development approval in place at commencement of the planning scheme.</p>	<ul style="list-style-type: none"> The planning scheme
Limited development (landscape residential) zone	<p>Impact assessment if creating one or more additional lots in the Limited development (landscape residential) zone.</p>	<ul style="list-style-type: none"> The planning scheme
All zones	<p>Code assessment if:-</p> <p>(a) involving the subdivision of an existing or</p>	<ul style="list-style-type: none"> Applicable local plan code Applicable zone code

RECONFIGURING A LOT		
Zone	Category of development and category of assessment	Assessment benchmarks for assessable development and requirements for accepted development
	<p>approved building or structure that subdivides land and/or airspace; or</p> <p>(b) not otherwise specified in this table as being assessable development requiring impact assessment.</p>	<ul style="list-style-type: none"> • Reconfiguring a lot code • <i>Prescribed</i> <i>other</i> <i>development codes</i>