

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	Category of development and assessment	Assessment benchmarks
Medium Density Residential Zone	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where no less than 50% of all new lots comply with Table 9.4.4.2 – Minimum lot size and frontages of the Reconfiguring a lot code; and Where the minimum lot size for any new lot is no less than 200m². 	<ul style="list-style-type: none"> Reconfiguring a lot code Transport, access and parking code Medium density residential zone code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
Low Density Residential Zone	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where no less than 50% of all new lots comply with the 9.4.4.2 – Minimum lot sizes and frontages of the Reconfiguring a Lot code; and Where the minimum lot size for any new lot is no less than 400m². 	<ul style="list-style-type: none"> Reconfiguring a lot code Transport, access and parking code Low density residential zone code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances 	<ul style="list-style-type: none"> The planning scheme
All other zones	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where complying with minimum lot sizes in Table 9.4.4.2 – Minimum lot size and frontages of the Reconfiguring a lot code. 	<ul style="list-style-type: none"> Reconfiguring a lot code Transport, access and parking code Applicable zone code
	Assessable development - Impact assessment	
	<ul style="list-style-type: none"> In all other circumstances. 	<ul style="list-style-type: none"> The planning scheme
All zones (if for the purpose of a lease)	Assessable development - Code assessment - Fast tracked	
	<ul style="list-style-type: none"> Where the reconfiguring a lot is for the purpose of a lease for a period of less than 75 years. 	<ul style="list-style-type: none"> Transport, access and parking code Applicable zone code
	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where the reconfiguring a lot is for the purposes of a lease for a period of 75 years or more. 	<ul style="list-style-type: none"> Transport, access and parking code Applicable zone code
All zones	Assessable development - Code assessment	
	<ul style="list-style-type: none"> Where for boundary realignment (no new lots created); or Where for the purpose of creating an access easement to a constructed road. 	<ul style="list-style-type: none"> Reconfiguring a lot code Transport, access and parking code Applicable zone code

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