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**	
	• 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.	• Reconfiguring a lot code • Transport, access and parking code • Medium density residential zone code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
Low Density Residential Zone	**Assessable development - Code assessment**	
	• 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.	• Reconfiguring a lot code • Transport, access and parking code • Low density residential zone code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
All other zones	**Assessable development - Code assessment**	
	• Where complying with minimum lot sizes in **Table 9.4.4.2 - Minimum lot size and frontages** of the Reconfiguring a lot code.	• Reconfiguring a lot code • Transport, access and parking code • Applicable zone code
	Assessable development - Impact assessment	
	• In all other circumstances	• The planning scheme
All zones (if for the purpose of a lease)	**Assessable development - Code assessment - Fast tracked**	
	• Where the reconfiguring a lot is for the purpose of a lease; and • The lease is for a period of less than 75 years.	• Transport, access and parking code • Applicable zone code
	Assessable development - Code assessment	
	• Where the reconfiguring a lot is for the purposes of a lease; and • The lease is for a period of more than 75 years.	• Transport, access and parking code • Applicable zone code
All zones	**Assessable development - Code assessment**	
	• Where for boundary realignment (no new lots created)	• 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.