5.5. Categories of development and assessment — Reconfiguring a lot

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

Table 5.5.1 — Reconfiguring a lot

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
If the circumstances for impact assessment (as specified at the end of this table) do not apply to the development, then the following are the circumstances for code assessment		
Centre category zones		
• Neighbourhood centre zone • Local centre zone • District centre zone • Major centre zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 1000 square metres or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
Environmental category zones		
• Environmental management and conservation zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 1500000 square metres (150 hectares) or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
Industry category zones		
• Low impact industry zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 1000 square metres or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
• Medium impact industry zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 5000 square metres or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
Other category zones		
• Community facilities zone • Limited development zone • Special purpose zone • Specialised centre zone	**Code assessment** In all circumstances.	**Development codes:** • Reconfiguring a lot code • Development works code
• Emerging community zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 100000 square metres (10 hectares) or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
• Rural residential zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) it is located within the Park Residential Precinct; and (c) each proposed lot has an area of 4000 square metres or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) it is not located within the Park Residential Precinct; and (c) each proposed lot has an area of 20000 square metres (2 hectares) or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
• Township zone	**Code assessment**	**Development codes:**

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	If it does not create any number of additional lots.	• Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 4000 square metres or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
• Rural zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) it is located within the Capricorn Coast Rural Precinct; and (c) each proposed lot has an area of 100000 square metres (10 hectares) or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) it is located outside the Capricorn Coast Rural Precinct; and (c) it is located entirely within Class A and B Agricultural Land; and (d) each proposed lot has an area of 600000 square metres (60 hectares) or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) it is located outside the Capricorn Coast Rural Precinct; and (c) it is not located entirely within Class A and B Agricultural Land; and (d) each proposed lot has an area of 1500000 square metres (150 hectares) or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
Recreation category zones		

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
• Open space zone • Sport and recreation zone	**Code assessment** In all circumstances.	**Development codes:** • Reconfiguring a lot code • Development works code
Residential category zones		
• Low density residential zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 600 square metres or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
• Low-medium density residential zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 300 square metres or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
• Medium density residential zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 1000 square metres or greater.	**Development codes:** • Reconfiguring a lot code • Development works code
Tourism category zones		
• Major tourism zone	**Code assessment** If it does not create any number of additional lots.	**Development codes:** • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 100000 square metres (10	**Development codes:** • Reconfiguring a lot code • Development works code

Zone column	Categories of development and assessment column	Assessment benchmarks for assessable development and requirements for accepted development column
	hectares) or greater.	
Impact assessment		
• Any reconfiguration of a lot (other than if prescribed) listed in this table and not complying with the circumstance described in the categories of development and assessment column	**Impact assessment**	The planning scheme, to the extent relevant.

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

Editor's note — The planning scheme also regulates reconfiguring a lot associated with an overlay through the tables of assessment under section 5.9.