

5.4 Table of Development Assessment for Lot Reconfiguration

Table 5.3 Self-Assessable and Assessable Lot Reconfiguration¹⁰²

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ¹⁰³	Code Assessment	Impact Assessment	Applicable Codes ¹⁰⁴
Rural Precincts			
None	All other than as referred to in Column 3.	(a) Where other than the subdivision of an existing or approved building and any of the following apply: (i) Creating one or more additional ¹⁰⁵ lots in a Rural Precinct having an area of less than the minimum lot size specified for the relevant Precinct in Table 8.2 – in the Code for Reconfiguring Lots; (ii) Creating one or more additional ¹⁰⁶ lots in Precinct 5 (Buderim Non-Urban) in Planning Area No. 6 (Buderim); or (b) Creating a lot through volumetric subdivision where not associated with an existing or approved building	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2)
Residential Precincts			
None	Where on Lot 1 on RP108407 and in accordance with the Planning and Environment Court Order in Appeal No. 37 of 1994 dated 3 July 2009 and Drawing Number 9455/001-D dated December 2006 as amended as per the conditions of the order. All other than as referred to in Column 3.	(a) Where other than the subdivision of an existing or approved building and any of the following apply: (i) Creating a lot in a Hillslope Residential or Neighbourhood Residential Precinct having an area less than the minimum lot size specified in Table 8.2 in the Code for Reconfiguring Lots ¹⁰⁷ and: (1) the site area of the parent lot/s is less than 1ha; or (2) if more than 25% of the total number of new lots being created are less than	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precinct 2) • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive

¹⁰² This Table needs to be read in conjunction with Division 3 of the Regulatory Provisions of the South East Queensland Regional Plan. Note that Division 3 may affect any of the Maroochy Plan precincts and is not limited to the rural precincts.

¹⁰³ Self assessable development that does not comply with the applicable acceptable measures is to be taken to be code assessable (refer section 5.1(4) of this Volume).

¹⁰⁴ Relevant assessment criteria for impact assessable development may include these codes and other relevant provisions of this Planning Scheme in accordance with s3.5.5 of the Act

¹⁰⁵ That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

¹⁰⁶ That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

¹⁰⁷ Minimum lot sizes stated in Table 8.2 of the Reconfiguring a Lot Code vary according to the particular precinct and the slope category shown on Regulatory Map 1.3.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is...			
Self-Assessable ¹⁰³	Code Assessment	Impact Assessment	Applicable Codes ¹⁰⁴
		the minimum lot size; or (ii) Creating a lot in a Sustainable Rural Residential Precinct having an area less than the minimum lot size specified in Table 8.2 in the Code for Reconfiguring Lots ¹⁰⁸ (iii) Creating one or more additional ¹⁰⁹ lots in any of the following Precincts: <ul style="list-style-type: none"> • In Planning Area No. 2 (Nambour): <ul style="list-style-type: none"> – Nambour Landscape Conservation (Precinct 7); – Nambour Landscape Residential (Precinct 6); – Burnside West (Precinct 12); – Petrie Creek (Precinct 13); – Panorama Scarp (Precinct 14); – Parklands (Precinct 27); • In Planning Area No. 6 (Buderim): <ul style="list-style-type: none"> – Buderim Scarp Landscape Conservation (Precinct 4) except as provided in Column 2; – Buderim North Hilltop Residential (Precinct 8); – Buderim Scarp Acreage Residential (Precinct 12); – Wises' Farm South (Precinct 15); • In Planning Area No. 13 (Bli Bli): <ul style="list-style-type: none"> – Bli Bli North (Precinct 3); • In Planning Area No. 14 (Palmwoods): <ul style="list-style-type: none"> – Hobson Street Hill (Precinct 6); – Paskins Road Area (Precinct 9); – South-Western Gateway (Precinct 10); – South-Eastern Gateway (Precinct 10); – Jubilee Drive Area (Precinct 12); 	areas) <ul style="list-style-type: none"> • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume – Element 3) • Code for Detached Houses and Display Homes (if for Detached Houses or Display Homes) Elements 1, 2, 3, and 4 • Where on Lot 1 on RP108407 and in accordance with the Planning and Environment Court Order in Appeal No. 37 of 1994 dated 3 July 2009 and Drawing Number 9455/001-D dated December 2006 as amended as per the conditions of the order.

¹⁰⁸ Minimum lot sizes stated in Table 8.2 of the Reconfiguring a Lot Code vary according to the particular precinct. Where Table 8.2 in the code nominates both a minimum lot size and an average lot size, the trigger for impact assessment in accordance with this assessment table is the nominated minimum lot size only.

¹⁰⁹ That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is ...			
Self Assessable ¹⁰³	Code Assessable	Impact Assessable	Applicable Codes ¹⁰⁴
<i>continued</i>		<ul style="list-style-type: none"> • In Planning Area No. 16 (Yandina): <ul style="list-style-type: none"> - Old Gympie Road (Precinct 6); - Yandina North (Precinct 7); • In Planning Area No. 15 (Woombye): <ul style="list-style-type: none"> - Tanton's Road (Precinct 5); • In Planning Area No. 17 (Eumundi): <ul style="list-style-type: none"> - Eumundi North (Precinct 3); - Eumundi West (Precinct 4); - Eumundi East (Precinct 5); • In Planning Area No. 18 (Kenilworth): <ul style="list-style-type: none"> - Kenilworth North (Precinct 3) <p>OR</p> <p>(b) If creating a lot through volumetric subdivision, where not associated with an existing or approved building</p>	
Centre Precincts			
None	All other than as referred to in Column 3	If creating a lot through volumetric subdivision, where not associated with an existing or approved building	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Blackall Range Local Area Code (if in the Blackall Range Planning Area) • Buderim Local Area Code (if in the Buderim Planning Area, Precincts 1A or 1B) • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2, and if in a Precinct listed in section 7.4(2) of this volume - Element 3)

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is ...			
Self Assessable ¹⁰³	Code Assessable	Impact Assessable	Applicable Codes ¹⁰⁴
Industrial Precincts			
None	All other than as referred to in Column 3	If creating a lot through volumetric subdivision, where not associated with an existing or approved building	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2)
Master Planned Community Precincts			
None	<p>Where in accordance with a plan of development approved by Council prior to the date of the Planning Scheme coming into effect, in the following precincts:</p> <ul style="list-style-type: none"> • Image Flat (Precinct 28 in Planning Area No. 2), • Seaside (Precinct 9 in Planning Area No. 10), • Twin Waters Residential (Precinct 15 in Planning Area No. 9) • Coolum Hyatt Resort (Precinct 8 in Planning Area No. 10) <p>Where in accordance with a local area structure plan or a development plan approved by Council, in the following precincts (or parts of precincts):</p>	<p>Where any of the following apply:</p> <p>(a) Creating one or more additional lots¹¹⁰;</p> <p>(b) Creating a lot through volumetric subdivision, where not associated with an existing or approved building</p>	<ul style="list-style-type: none"> • Code for Reconfiguring Lots • Code for Integrated Water Management • Operational Works Code • Code for Transport, Traffic and Parking • Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) • Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) • Heritage Conservation Code (The Purpose and Elements 1 and 2)

¹¹⁰ That is, creation of one or more lots other than by way of a realignment of existing boundaries where the total number of lots is not increased.

Column 1	Column 2	Column 3	Column 4
Circumstances under which development is ...			
Self Assessable ¹⁰³	Code Assessable	Impact Assessable	Applicable Codes ¹⁰⁴
<i>continued</i>	<ul style="list-style-type: none"> Peregian South (Precinct 1 in Planning Area No. 12), on Lot 2 RP 848512, Lot 11 RP 854652 and Lot 3 RP 854653 and where located on that part of the precinct rezoned Residential A on 20 August 1993 as amended by the rezoning of 9 May 1997, Chancellor Park South (Precinct 8 in Planning Area No. 3), in the portion of the precinct east of Bellflower Road. <p>Where creating a lake or canal</p>		
Special Purpose Precincts			
None	None	All	<ul style="list-style-type: none"> Code for Reconfiguring Lots Code for Integrated Water Management Operational Works Code Code for Transport, Traffic and Parking Blackall Range Local Area Code (if in the Blackall Range Planning Area) Code for Nature Conservation and Biodiversity (if the site includes an area listed in (a) to (f), or adjoins land listed in (a) to (e), in the definition of Environmentally sensitive areas) Code for Waterways and Wetlands (if the site includes, or is located either partially or wholly within 50m of a Waterway or Local Wetland, or within 100m of a Significant Coastal Wetland shown on Figure 4-2.1.2) Heritage Conservation Code (The Purpose and Elements 1 and 2)