

9.4 Other development codes

9.4.1 Reconfiguring a lot code

9.4.1 Application - Reconfiguring a lot

This code applies to undertaking development for Reconfiguring a lot and associated Operational works, if:

1. the development has been categorised as assessable development - code assessment, and this code is identified as applicable to that development in the assessment benchmarks for assessable development (Part 5);
2. the development has been categorised as assessable development - impact assessment (Part 5).

Note - For reconfiguring in a local plan area refer to section 5.9 Categories of development and assessment – Local plans.

Note - For reconfiguring a lot (subdividing one lot into two lots) and associated operational work in the General residential zone and the Industrial zone, the assessment benchmarks for reconfiguring a lot as set out in Schedule 12 of the regulation apply.

For assessable development under this Code:

1. Part A of the code applies only to assessable development in the Centre zone (including Redcliffe seaside village precinct, Kippa-Ring village precinct, Health precinct and Local services precinct in the Redcliffe Kippa-Ring local plan area);
2. Part B of the code applies only to assessable development in the Community facilities zone;
3. Part C of the code applies only to assessable development in the Emerging community zone - Interim precinct and Interim residential precinct (Redcliffe Kippa-Ring local plan);
4. Part D of the code applies only to assessable development in the Emerging community zone - Transition precinct;
5. Part E of the code applies only to assessable development in the Environmental management and conservation zone;
6. Part F of the code applies only to assessable development in the Extractive industry zone;
7. Part G of the code applies only to assessable development in the General residential zone - Coastal communities precinct;
8. Part H of the code applies only to assessable development in the General residential zone - Suburban neighbourhood precinct;
9. Part I of the code applies only to assessable development in the General residential zone - Next Generation neighbourhood precinct;
10. Part J of the code applies only to assessable development in the General residential zone - Urban neighbourhood precinct;
11. Part K of the code applies only to assessable development in the Industry zone;
12. Part L of the code applies only to assessable development in the Limited development zone;
13. Part M of the code applies only to assessable development in the Recreation and open space zone;
14. Part N of the code applies only to assessable development in the Rural zone;

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15. Part O of the code applies only to assessable development in the Rural residential zone;
16. Part P of the code applies only to assessable development in the Township zone -Township centre precinct;
17. Part Q of the code applies only to assessable development in the Township zone - Township convenience precinct;
18. Part R of the code applies only to assessable development in the Township zone - Township industry precinct;
19. Part S of the code applies only to assessable development in the Township zone - Township residential precinct.

When using this code, reference should be made to section 5.3.1 'Process for determining the category of development and category of assessment for assessable development' and, where applicable, section 5.3.2 'Determining the category of development and category of assessment'.

Editor's note - Reconfiguring a lot involving only the subdivision of one lot into two lots is subject to the compliance assessment if in the General Residential Zone or Industry Zone. In this regard, the assessment benchmarks for reconfiguring a lot as set out in Schedule 12 of the regulation apply.

9.4.1.2 Purpose of the Reconfiguring a lot code

1. The purpose of the Reconfiguring a lot code is to facilitate and manage the outcomes of development for reconfiguring a lot.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable zone and precinct while not adversely impacting on lawful uses, values or constraints present.
 - b. Reconfiguring a lot delivers the social, cultural and recreational needs of the community by ensuring:
 - i. a range of lot sizes are delivered to assist in a mix in housing forms, consistent with zone and precinct intentions;
 - ii. the lots have convenient, direct and easy pedestrian and bicycle access to commercial and local employment opportunities;
 - iii. assessable, publicly available open space areas located within walking distance to all residential lots in the General Residential Zone;
 - iv. lots allow future uses to have casual surveillance of public / communal space (such as road and open space areas), have communal meeting / recreational areas conveniently located and accessible using all modes of transport and create a sense of place commensurate with the intents for the applicable zone and precinct;
 - v. a network of streets, roads and pathways designed to provide well-connected, safe and convenient movement through interconnected streets, roads and active transport linkages providing high levels of accessibility between residences, open space areas and places of activity such as Educational Establishments, Places of Worship, Shops, etc.
 - c. Reconfiguring a lot creates a lot design and orientation ensuring building design appropriate for the local climate and conditions is easier to achieve.

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- d. Reconfiguring a lot identifies development footprints and plan of developments, where necessary, to ensure that future development on the lot is:
 - i. free from development constraints and adverse impacts on natural values; and
 - ii. done in a manner ensuring usable areas of private open space, car parking spaces, site cover and the like are provided on each lot with built form controls to ensure a streetscape and character consistent with expectations for the area are delivered.
- e. Reconfiguring a lot is sensitive to, and mitigates any adverse impacts on; natural hazard, local topography and landforms, natural ecosystems including significant vegetation and local fauna habitat, cultural heritage values, existing character, outlooks and local landmarks identified in the planning scheme as needing protection and/or consideration.
- f. Reconfiguring a lot recognises and responds to the presence of major infrastructure and does not undermine the viability, integrity, operation, maintenance or safety of major infrastructure.
- g. Reconfiguring a lot does not result in the likely future uses of each lot encroaching on and constraining the operation of lawfully existing or approved infrastructure, utilities, extractive, industrial or agricultural uses, or major sport, recreational and entertainment facilities.
- h. Reconfiguring a lot will result in:
 - i. infrastructure services meeting the minimum standard of the service provider being supplied to all lots in a safe, efficient, co-ordinated and sequenced manner which minimises whole of life cycle costs and is provided in a location and manner sensitive to the environment they are located in;
 - ii. stormwater infrastructure designed to protect people, property, the built environment and the natural environment in an efficient and cost effective manner;
 - iii. the establishment and protection of appropriate separation and setbacks from waterways and wetlands;
 - iv. the provision and maintenance of important connections to surrounding transit nodes, centres and community facilities.