

9.3.4 Reconfiguring a lot code

9.3.4.1 Application

This code applies to assessing reconfiguring a lot development application for development in all zones.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.4.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that reconfiguring a lot results in development that is consistent with the purpose and overall outcomes of the zone or precinct in which the land is located.
- (2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:
 - (a) a range of lot sizes are provided to meet the diverse requirements of people with different housing needs and to promote housing affordability;
 - (b) lots are of a suitable size and shape for the intended or probable use having regard to the relevant zone;
 - (c) reconfiguring a lot does not result in an increased risk to life or property as a result of exposure to natural hazards including bushfire, flood and landslip;
 - (d) lots are provided with safe and efficient access that is not likely to create or exacerbate traffic problems or adversely impact on the functioning of the road network;
 - (e) lots have efficient and cost effective access to the full range of development infrastructure and services and are integrated with transport networks;
 - (f) reconfiguring of lots does not result in the fragmentation of ALC Class A and B Land, create uneconomical rural lot sizes or compromise ongoing rural production of lot;
 - (g) lot layout and design does not result in adverse impacts on environmental values;
 - (h) reconfiguring a lot does not compromise the future development of adjoining land;
 - (i) rural residential lots are consolidated within identified nodes that have efficient access to necessary facilities and services;
 - (j) reconfiguring a lot satisfies a community need.

9.3.4.3 Assessment benchmarks

Part A—Criteria for assessable development

Table 9.3.4.1—Reconfiguring a lot code

Performance outcomes	Acceptable outcomes
For assessable development (code, code (fast tracked) and impact)	
Lot Size and Dimension	
PO1 The layout and design of lots enable: (a) density of land uses to be consistent with the intended character and amenity of the neighbourhood, as expressed through the relevant zone; (b) provides an appropriate building envelope to accommodate buildings and service areas; (c) provides safe and legible vehicle access, car parking and manoeuvring areas; (d) provision of private outdoor space and on-site landscaping.	AO1.1 The minimum lot area and street frontage dimensions are in accordance with Table 9.3.4.2 – Minimum lot size and frontages AO1.2 No rear lots or battle-axe allotments are created. AO1.3 Lots are regular in shape. AO1.4 Lots have a slope not exceeding 15%.
PO2 Where rearranging the boundaries of a lot, the rearrangement results in: (a) the usability of all lots being retained or improved; and (b) access to all lots is maintained or improved.	AO2 No acceptable outcome.

Performance outcomes	Acceptable outcomes
PO3 The subdivision layout must encourage active transport and a safe pedestrian environment.	AO3.1 One street tree per lot is provided. AO3.2 Streets are landscaped in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .
PO4 Land intended for public open space must be of a physical standard and condition that permits use of the land for its intended purpose.	AO4 Park for public open space purposes is provided exclusive of: (a) medium, high or extreme flood hazard area identified on Flood hazard overlay map (OM-004) ; (b) land affected by unacceptable hazards such as contaminated land as recorded in the Queensland Environmental Management and Contaminated Land Registers; (c) infrastructure easements; (d) land affected by stormwater or overland flow; (e) land subject to cut and fill, with a batter slope that exceeds a grade of more than 1 in 6; (f) areas of land less than 15 metres wide.
PO5 The public open space network: (a) is suitably located, sized and shaped to meet the needs of the community; (b) provides or incorporates a range of recreation settings and can accommodate adequate facilities and embellishments to meet the needs of the community; (c) provides well distributed public open space that contributes to the legibility, accessibility and character of the neighbourhood; (d) where practical, is linked to the surrounding open space system; (e) is subject to surveillance from surrounding properties and/or adjacent public domain.	AO5.1 Public parks are provided in accordance with the Local Government Infrastructure Plan (LGIP) . AO5.2 Public parks are landscaped in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .
PO6 Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.	AO6.1 All lots must have vehicle access to a formed road. Access is to be designed and constructed in accordance with SC6.2 – Planning Scheme Policy 1 - Design and Construction Standards . AO6.2 Any vehicle access provided by way of an access easement has a minimum width of 10 metres.
Utilities	
PO7 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for firefighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	Where within an Urban Zone or Rural Residential Zone (Rural Residential 4000 Precinct, Rural Residential 8000 Precinct) AO7.1 Each lot is connected to Council's reticulated water supply system in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards . Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000 Precinct) AO7.2

Performance outcomes	Acceptable outcomes
	Each lot contains an area capable of accommodating safe and efficient on-site water supply in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .
PO8 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) ensures the health, safety and convenience of the community; and (c) minimises adverse impacts on the receiving environment. 	Where within an Urban Zone AO8.1 Each lot is connected to Council’s reticulated sewerage system in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards . Where within the Rural Zone or Rural Residential Zone AO8.2 Each lot contains an area capable of accommodating safe and efficient on-site waste water disposal in accordance with <i>Queensland Plumbing and Wastewater Code</i> and Australian Standard <i>AS/NZS3500—Plumbing and drainage</i> .
PO9 Stormwater drainage is designed and managed to avoid adverse impacts on surrounding development or compromise the natural health and functioning of adjoining waterway systems.	AO9 Stormwater drainage is provided in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards .
PO10 Each lot is provided with an adequate supply of electricity.	AO10.1 Each lot is connected to the reticulated electricity supply network in accordance with the requirements of the service provider. Where in the Rural Zone AO10.2 Each lot is capable of being connected to power.
PO11 Each lot is provided with an adequate supply of telecommunications infrastructure.	AO11 Each lot is connected to the telecommunications services network in accordance with the requirements of the service provider.
PO12 Street lighting is provided: <ul style="list-style-type: none"> (a) to ensure safety for vehicles, cyclists and pedestrians; and (b) to an appropriate engineering standard. 	AO12 Street lighting is designed and constructed in accordance with Australian Standard <i>AS/NZS1158—Lighting for roads and public spaces</i> .
Vegetation	
PO13 Reconfiguring a lot retains vegetation where practical for the: <ul style="list-style-type: none"> (a) protection of scenic amenity; (b) protection of general habitat; (c) protection of soil quality; (d) maintenance and establishment of open space corridors and networks; and (e) purpose of positive climate response. 	AO13 No acceptable outcome.
Need	
PO14 The reconfiguring a lot satisfies a community need.	AO14 No acceptable outcome.

Table 9.3.4.2—Minimum lot size and frontages

Zone	Precinct	Within a Priority Infrastructure Area**		Outside a Priority Infrastructure Area***	
		Minimum Area	Minimum Frontage	Minimum Area	Minimum Frontage
Community Facilities	-	*	*	*	*
District Centre	-	500m ²	15m	*	*
High Impact Industry	-	8,000m ²	100m	8,000m ²	100m
Local Centre	-	500m ²	15m	*	*
Low Density Residential	-	800m ²	20m	4,000m ²	40m
Low Impact Industry	-	2,000m ²	40m	4,000m ²	40m
Major Centre	-	400m ²	10m	*	*
Medium Density Residential	-	400m ²	10m	*	*
Medium Impact Industry	-	4,000m ²	50m	4,000m ²	50m
Recreation and Open Space	-	*	*	*	*
Rural Residential	Rural Residential 4000	4,000m ²	40m	4,000m ²	40m
Rural Residential	Rural Residential 8000	8,000m ²	100m	8,000m ²	100m
Rural Residential	Rural Residential 20000	20,000m ²	200	20,000m ²	200m
Rural	-	1,000ha	800m	1,000ha	800m
Rural	Rural 10	10ha	80m	10ha	80m
Rural	Rural 100	100ha	400m	100ha	400m
Township	-	800m ²	20m	2,000m ² ****	40m
Township	Mowbullen – Bunya Mountains Residential	800m ²	20m	4000m ²	40m
Township	Mowbullen – Bunya Mountains Tourist	500m ²	15m	4000m ²	40m

* No minimum lot size specified.

** Where within both 'Sewer' and 'Water' service areas on Plans for Trunk Infrastructure (PFTI) maps in **Schedule 3**.

*** If the site does not meet the qualifications for 'within a Priority Infrastructure Area' per the above note it is considered 'outside a Priority Infrastructure Area'.

**** 1,000m² where located within the following Townships: Bell, Brigalow, Gulugaba, Jimbour, Kaimkillenbun, Kogan, Macalister and Warra.