

9.4.4 Reconfiguring a lot code

9.4.4.1 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.

9.4.4.2 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.

9.4.4.3 Assessment benchmarks

Part A - Criteria for assessable development

Table 9.4.4.1 - Reconfiguring a lot code

Performance Outcomes	Acceptable Outcomes
For assessable development (code, code (fast tracked) and impact)	
Lot size and dimension	
<p>PO1 The layout and design of lots enable:</p> <ol style="list-style-type: none"> (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 <i>buildings</i> and service areas; (c) provides safe and legible vehicle access, car parking and manoeuvring areas; (b) provision of private outdoor space and on-site landscaping. 	<p>AO1.1 The minimum lot area and street frontage dimensions are in accordance with Table 9.4.4.2 – Minimum lot size and frontages</p> <p>AO1.2 No rear lots or battle-axe allotments are created.</p> <p>AO1.3 Lots are regular in shape.</p> <p>AO1.4 Lots have a slope not exceeding 15%.</p>

Performance Outcomes	Acceptable Outcomes
<p>PO2 Where rearranging the boundaries of a lot, the rearrangement results in:</p> <ul style="list-style-type: none"> (a) the usability of all lots being retained or improved; and (b) access to all lots is maintained or improved. 	<p>AO2 No acceptable outcome.</p>
<p>PO3 The subdivision layout must encourage <i>active transport</i> and a safe pedestrian environment.</p>	<p>AO3.1 One street tree per lot is provided.</p> <p>AO3.2 Streets are landscaped in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
<p>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.</p>	<p>AO4 Park for public open space purposes is provided exclusive of:</p> <ul style="list-style-type: none"> (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 under the <i>Contaminated Land Act 1991</i>; (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.
<p>PO5 The public open space network:</p> <ul style="list-style-type: none"> (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. 	<p>AO5.1 Public parks are provided in accordance with the Local Government Infrastructure Plan (LGIP).</p> <p>AO5.2 Public parks are landscaped in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
<p>PO6 Vehicle access is provided to ensure the safe and functional operation for motorists and pedestrians.</p>	<p>AO6 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.</p>
<p>Utilities</p>	

<p>PO7 Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (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. 	<p>Where within an <i>Urban Zone</i> 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.</p> <p>Where within the Rural Zone or Rural Residential Zone (Rural Residential 20000</p>
<p>Performance Outcomes</p>	<p>Acceptable Outcomes</p>
	<p>Precinct) AO7.2 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.</p>
<p>PO8 Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <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. 	<p>Where within an <i>Urban Zone</i> 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.</p> <p>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 <i>Australian Standard A3500</i>.</p>
<p>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.</p>	<p>AO9 Stormwater drainage is provided in accordance with SC6.2 – Planning Scheme Policy 1 – Design and Construction Standards.</p>
<p>PO10 Each lot is provided with an adequate supply of electricity.</p>	<p>AO10.1 Each lot is connected to the reticulated electricity supply network in accordance with the requirements of the service provider.</p> <p>Where in the Rural Zone AO10.2 Each lot is capable of being connected to power.</p>
<p>PO11 Each lot is provided with an adequate supply of telecommunications infrastructure.</p>	<p>AO11 Each lot is connected to the telecommunications services network in accordance with the requirements of the service provider.</p>

<p>PO12 Street lighting is provided:</p> <ul style="list-style-type: none"> (a) to ensure safety for vehicles, cyclists and pedestrians; and (b) to an appropriate engineering standard. 	<p>AO12 Street lighting is designed and constructed in accordance with AS1158.</p>
Performance Outcomes	Acceptable Outcomes
Vegetation	
<p>PO13 Reconfiguring a lot retains vegetation where practical for the:</p> <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. 	<p>AO13 No acceptable outcome.</p>
Need	
<p>PO14 The reconfiguring a lot satisfies a community need.</p>	<p>AO14 No acceptable outcome.</p>

Table 9.4.4.2 - 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	-	1000ha	800m	1000ha	800m
Rural	Rural 10	10ha	80m	10ha	80m
Rural	Rural 100	100ha	400m	100ha	400m
Township	-	800m ²	20m	2,000m ² ****	40m
Township	Mowbullán – Bunya Mountains Residential	800m ²	20m	4000m ²	40m
Township	Mowbullán – 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.