### Reconfiguring a lot code

#### Application

This code applies to development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-
   1. is appropriate for their intended use;
   2. is responsive to local character and site constraints;
   3. ensures protection of productive rural land and the minimisation of conflict between rural activities and other uses;
   4. provides appropriate access (including access for services); and
   5. supports high quality urban design outcomes.
2. The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:-
   1. development provides for lots that are of a size and have dimensions that:-
      1. are appropriate for their intended use;
      2. promote a range of housing types in the case of residential development;
      3. are compatible with the prevailing character and density of development within the local area; and
      4. sensitively respond to site constraints;
   2. development provides for the consolidation of rural land and minimises further fragmentation of rural land;
   3. development provides for lots that have a suitable and safe means of access to a public road; and
   4. development provides for subdivisions that result in the creation of safe, healthy and prosperous communities by:-
      1. incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
      2. incorporating a road and transport network with a grid or modified grid street pattern that is responsive to the natural topography of the site, integrated with existing or planned adjoining development and supportive of the circulation of public transport;
      3. avoiding adverse impacts on economic or natural resource areas;
      4. avoiding, as far as practicable, adverse impacts on native vegetation, watercourses, wetlands and other areas of environmental significance present on, or adjoining the site;
      5. avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
      6. incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
      7. providing timely, efficient and appropriate infrastructure including reticulated water supply and sewerage (where available), sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

#### Specific benchmarks for assessment

Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Lot layout and site responsive design*** | |  |
| **PO1**  Development provides for a lot layout and configuration of roads and other transport corridors that is responsive to:-   1. the setting of the site within an urban or non-urban context; 2. the likely future use to be undertaken on the site; 3. any natural environmental values or hazards present on, or adjoining the site; 4. any places of cultural heritage significance or character areas present on, or adjoining the site; 5. any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from the site; 6. any economic resources present on, adjoining or near the site; and 7. sub-tropical and sustainable design principles including the orientation of lots, the provision of water cycle infrastructure and the incorporation of landscaping within the subdivision. | **AO1**  No acceptable outcome provided.  Note—the Council may require submission of a local area structure plan for a site exceeding five hectares in area or a development involving the creation of 10 or more new lots to demonstrate compliance with Performance outcome PO1. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Lot layout and neighbourhood/estate design*** | |  |
| **PO2**  Development provides for a lot layout, land use and infrastructure configuration that:-   1. provides for an efficient land use pattern; 2. effectively connects and integrates the site with existing or planned development on adjoining sites; 3. provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles; 4. creates legible and interconnected movement and open space networks; 5. provides defined edges to public open space and avoids direct interface between public open space or drainage reserves and freehold lots; 6. provides for the creation of a diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the zone; 7. promotes a sense of community identity and belonging; 8. provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; 9. accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site’s context and setting; 10. avoids the use of culs-de-sac; and 11. avoids the sporadic or out-of-sequence creation of lots. | **AO2**  No acceptable outcome provided.  Note—the Council may require submission of a local area structure plan for a site exceeding 5 hectares in area or a development involving the creation of 10 or more lots so as to demonstrate compliance with Performance outcome PO2. | Click and provide your representations. |
| **PO3**  In Woodgate Beach, development provides for the extension and continuation of residential access streets between First Avenue and Seventh Avenue, including but not limited to Palm Court, Jacaranda Court, Oleander Court and Banksia Court, consistent with the established cadastral and road alignment pattern in the area, and so as not to preclude or prejudice access to and development of adjacent and nearby properties. | **AO3**  No acceptable outcome provided. | Click and provide your representations. |
| ***Size and dimensions of lots*** | |  |
| **PO4**  Development provides for the size, dimensions and orientation of lots to:-   1. be appropriate for their intended use; 2. be compatible with the preferred character of the local area; 3. provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; 4. provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; 5. where not located in a sewered area, provide for the safe and sustainable on-site treatment and disposal of effluent; 6. take account of and respond sensitively to site constraints; 7. in the case of land included in the Rural zone, maintain or enhance the productive use of rural land and minimise its further fragmentation; and 8. in the case of land in the Rural residential zone, maintain or enhance the low density amenity of the locality. | **AO4.1**  Unless otherwise specified in this code, all reconfigured lots complywith the minimum lot size specified in **Table 9.3.4.3.2** **(Minimum lot size and dimensions)**.    **AO4.2**  All reconfigured lots (except rear (hatchet) lots) have a minimum frontage and a maximum depth to frontage ratio that complies with **Table 9.3.4.3.2 (Minimum lot size and dimensions)**.  **AO4.3**  All reconfigured lots on land subject to a constraint or valuable feature, as identified on an overlay map or the SPP interactive mapping system, contain a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature.  **AO4.4**  Except where for essential infrastructure and services, no additional lots are created on land included in the Limited development (constrained land) zone.  **AO4.5**  Lot boundaries are aligned to avoid traversing areas of environmental significance. | Click and provide your representations. |
| ***Small residential lots***[[1]](#footnote-1) | |  |
| **PO5**  Development may provide for small residential lots to be created where:-   1. they are within easy walking distance of an activity centre; 2. the development will be consistent with the preferred character for the zone in which the land is located; 3. the land is fit for purpose and not subject to significant topographic constraints; and 4. the lots have adequate dimensions and proportions to accommodate future housing construction. | **AO5.1**  Despite acceptable outcome AO4.1 above, small residential lots may be created on land in one of the following zones:-   1. Medium density residential zone; 2. Emerging community zone; or 3. Low density residential zone, where the parent lot has a minimum area of 2,000m².   **AO5.2**  The land does not have a slope of greater than 10%.  **AO5.3**  Small residential lots have the following dimensions and proportions:-   1. a minimum frontage of 10m; and 2. a maximum depth to frontage ratio of 2.5:1. | Click and provide your representations. |
| **PO6**  Small residential lots are distributed across a development in a configuration that avoids an area being dominated by a particular lot type whilst providing for the development of a diverse range of housing products. | **AO6**  No acceptable outcome provided. | Click and provide your representations. |
| **PO7**  Small residential lots are developed in accordance with a local area structure plan/plan of development which demonstrates that:-   1. the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design; 2. the development is efficiently configured and provides laneway access that optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points; 3. an appropriate building envelope can be accommodated; 4. any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight; and 5. landscape planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm. | **AO7**  No acceptable outcome provided. | Click and provide your representations. |
| ***Rear (hatchet) lots*** | |  |
| **PO8**  Development provides for rear lots to be created only where:-   1. the lots are not likely to prejudice the subsequent development of adjoining land; 2. it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road; 3. the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area; 4. uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot; 5. the safety and efficiency of the road from which access is gained is not adversely affected; and 6. vehicular access to rear lots does not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like. | **AO8**  Rear lots are designed such that:-   1. the minimum area of the lot, exclusive of any access strip, complies with the minimum lot size specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)**; 2. the gradient of the access strip does not exceed 10%; 3. no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point; 4. no more than three lots gain access from the same access handle; 5. no more than 10% of lots within a subdivision are accessed from an access handle; 6. where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; 7. no more than two rear lots and/or rear lot access strips directly adjoin each other (excluding lots that directly adjoin each other at a single point e.g. a corner); 8. rear lot access strips are located on only one side of a full frontage lot; and 9. rear lot access strips and driveways comply with the requirements of **Table 9.3.4.3.3 (Access strip requirements for rear lots)** and the standards specified in the **Planning scheme policy for development works**. | Click and provide your representations. |
| ***Irregular shaped lots*** | |  |
| **PO9**  Development provides for irregular shaped lots to be created only where:-   1. the creation of regular lots is impractical such as at a curve in the road; 2. safe access and visual exposure to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and 3. the irregular lot is demonstrably suitable for its intended purpose. | **AO9**  Irregular shaped lots are designed so that they:-   1. satisfy the requirements for maximum to depth to frontage ratio specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)**; and 2. comply with requirements of **Table 9.3.4.3.4 (Minimum width for irregular shaped lots)**. | Click and provide your representations. |
| ***Rearrangement of lot boundaries*** | |  |
| **PO10**  Development provides that the rearrangement of lot boundaries is an improvement to the existing situation. | **AO10**  The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with **Table 9.3.4.3.2 (Minimum lot size and dimensions)**, and at least one of the following is achieved:-   1. the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; 2. the rearranged lots will be made more regular in shape; 3. access is provided to a lot that previously had no access or an unsuitable access; 4. the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated; 5. the rearrangement of lots remedies a situation where an existing lot has multiple zonings; or 6. the rearrangement of lots provides for a material improvement in rural productivity. | Click and provide your representations. |
| ***Volumetric subdivision*** | |  |
| **PO11**  Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the site is located, or is consistent with a development approval that has not lapsed. | **AO11**  No acceptable outcome provided. | Click and provide your representations. |
| ***Buffers to sensitive land, incompatible uses and infrastructure*** | |  |
| **PO12**  Development provides for lots to be created in locations that:-   1. are adequately buffered to prevent potential adverse impacts on future users of the lots; 2. separate the lots from incompatible uses and infrastructure; and 3. do not create “reverse amenity” situations where the continued operation of existing uses is compromised by the proposed development. | **AO12**  *In partial fulfilment only of Performance outcome PO12:-*  Where located adjacent to rural land, separation areas comply with the *State Planning Policy Guideline: State Interest—Agriculture* and **Section 9.3.2 (Landscaping code)***.* |  |
| **PO13**  Development provides for the separation of lots from electricity transmission line easements, major electricity infrastructure and substation sites. | **AO13.1**  Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:-   1. achieves the minimum lot size specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)** clear of any electricity transmission line easement; 2. is not located within 500m of an existing or planned high voltage transmission grid substation site; 3. is not located within 100m of an existing bulk supply transformer; 4. is not located within 60m of an existing zone transformer; and 5. is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.   **AO13.2**  Any reconfiguring a lot involving land in a residential zone, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electricity transmission line easements to be reduced to one. | Click and provide your representations. |
| ***Public parks and open space infrastructure*** | |  |
| **PO14**  Development provides for public parks and open space infrastructure that:-   1. provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; 2. is well distributed and contributes to the legibility, accessibility and character of the locality; 3. creates attractive settings and focal points for the community; 4. benefits the amenity of adjoining land uses; 5. incorporates appropriate measures for stormwater and flood management; 6. facilitates the retention of native vegetation, watercourses, wetlands and other areas of environmental significance and natural and cultural features; 7. is cost effective to maintain; and 8. is dedicated as public land in the early stages of the subdivision. | **AO14**  No acceptable outcome provided.  Editor’s note—**Section 9.3.2 (Landscaping code)** includes requirements for the design and construction of landscape elements in public parks and open space infrastructure. | Click and provide your representations. |
| ***Development footprint plan*** | |  |
| **PO15**  Development uses development footprint plans to ensure the ongoing:-   1. separation of incompatible land uses; 2. protection of natural or heritage features; 3. avoidance of natural hazard areas; 4. implementation of alternative built environment outcomes for individual sites to suit a preferred character identified for the locality by a local plan or local area structure plan. | **AO15.1**  Any reconfiguring a lot that involves an agricultural buffer, areas with natural or heritage features, areas of natural hazard, or creates a small lot is to be provided with a development footprint plan to ensure future development of the site is appropriately located.  **AO15.2**  Each development footprint plan is to state:-   1. the detail of each alternative setback or site cover outcome; and 2. whether the QDC or planning scheme is to apply where an alternative outcome has not been nominated.   Note—development footprint plans are only required for small lot subdivisions where alternative setbacks or site cover outcomes are nominated to achieve alternative built environment outcomes.  Note—**Figure 9.3.4A Example development footprint plan** demonstrates how a development footprint plan may detail nominated alternative outcomes. | Click and provide your representations. |
| Figure 9.3.4A Example development footprint plan | |  |
| ***Bundaberg State Development Area*** | |  |
| **PO16**  Where located wholly or partly on land regulated by the Bundaberg State Development Area Development Scheme, development provides for a lot layout and configuration that:-   1. is consistent with a current approval given by the Coordinator-General under the Bundaberg State Development Area Development Scheme or the intent for land identified in the Bundaberg State Development Area Development Scheme; 2. maintains or enhances the productive use of rural land within the State Development Area and avoids its fragmentation until the land is required for infrastructure or industry purposes consistent with the Bundaberg State Development Area Development Scheme; and 3. maintains or enhances the productive use of rural land outside of the Bundaberg State Development Area, and avoids its fragmentation. | **AO16**  No acceptable outcome provided. | Click and provide your representations. |

Minimum lot size and dimensions[[2]](#footnote-2) [[3]](#footnote-3) [[4]](#footnote-4) [[5]](#footnote-5)

| **Column 1** | **Column 2** | **Column 3** | **Column 4** |
| --- | --- | --- | --- |
| **Zone** | **Minimum lot size (excluding access strips in rear (hatchet) lots)** | **Minimum frontage (metres)** | **Maximum depth to frontage ratio** |
| ***Residential zones category*** | | | |
| Low density residential zone | 600m² if in a sewered area | 15 | 3:1 |
| 1,500m2 if not in a sewered area | 20 | 3:1 |
| Medium density residential zone | 800m² if in a sewered area | 15 | 3:1 |
| 1,500m2 if not in a sewered area | 20 | 3:1 |
| High density residential zone | 1,000m² | 20 | 3:1 |
| ***Centre zones category*** | | | |
| Principal centre zone | 400m² | Not specified | 4:1 |
| Major centre zone | 400m2 | Not specified | 4:1 |
| District centre zone | 400m² | Not specified | 4:1 |
| Local centre zone | 400m² | Not specified | 4:1 |
| Neighbourhood centre zone | 400m² | Not specified | 4:1 |
| ***Industry zones category*** | | | |
| Industry zone | 1,000m2 if ina sewered area | 20 | 4:1 |
| 1,500m2 if not in a sewered area | 25 | 4:1 |
| High impact industry zone | 2,000m² | 30 | 4:1 |
| ***Recreation zones category*** | | | |
| Sport and recreation zone | Not specified | Not specified | Not specified |
| Open space zone | Not specified | Not specified | Not specified |
| ***Environmental zones category*** | | | |
| Environmental management and conservation zone | Not specified | Not specified | Not specified |
| ***Other zones category*** | | | |
| Community facilities zone | Not specified | Not specified | Not specified |
| Emerging community zone | 10ha | 100 | 4:1 |
| Limited development zone | Not specified | Not specified | Not specified |
| Rural zone | 100ha | 200 | 4:1 |
| Rural residential zone | 2,000m2 if located in Precinct RRZ1. | 30 | 4:1 |
| 4,000m2 if located in Precinct RRZ2. | 40 | 4:1 |
| 4ha if located in Precinct RRZ3 | 60 | 4:1 |
| 2ha otherwise. | 60 | 4:1 |
| Special purpose zone | 4,000m2 | 40 | 4:1 |
| Specialised centre zone | 1,000m² | 20 | 4:1 |

Access strip requirements for rear lots

| **Column 1**  **Zone** | **Column 2**  **Minimum width of single access strip**  **(metres)** | **Column 3**  **Minimum width of combined access strips with reciprocal easement (metres)** | **Column 4**  **Minimum driveway width**  **(metres)** | **Column 5**  **Maximum driveway length (metres)** |
| --- | --- | --- | --- | --- |
| Residential zones | 5 | 6 (2x3) | 3.5 | 40 |
| Rural residential zone | 6 | 6 (2x3) | 3.5 | 60 |
| Rural zone | 10 | 10 (2x5) | 4 | 100 |

Minimum width for irregular shaped lots

| **Column 1**  **Zone** | **Column 2**  **Minimum width measured at site frontage**  **(metres)** | **Column 3**  **Minimum width measured 6m from site frontage**  **(metres)** |
| --- | --- | --- |
| Low density residential zone  Medium density residential zone | 6 | 10 |
| High density residential zone | 10 | 15 |
| Principal centre zone  Major centre zone  District centre zone  Local centre zone  Neighbourhood centre zone  Specialised centre zone | 6 | 10 |
| Industry zone | 12 | 20 |
| High impact industry zone | 15 | 25 |
| Rural zone  Rural residential zone | 12 | 20 |

1. Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 600m2. [↑](#footnote-ref-1)
2. Note—for land included in the Low density residential zone or Medium density residential zone, the minimum lot size and dimension requirements specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by a plan of development that complies with the assessment benchmarks for small lot housing. [↑](#footnote-ref-2)
3. Note—for land included in the Emerging community zone, the minimum lot size and dimension requirements specified in Table **9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved local area structure plan/plan of development that provides for development of the land for urban purposes. [↑](#footnote-ref-3)
4. Note—for land included in the Rural residential zone, the minimum lot size and dimension requirements specified in **Table 9.3.4.3.2 (Minimum lot size and dimensions)** may be varied by using the minimum lot size to calculate a lot yield so as to provide lots that vary in size and shape with boundaries that respond to site constraints such as vegetation, watercourses, wetlands, other areas of environmental significance and natural hazards. An alternative lot layout should not create lots that can be further subdivided (excluding balance lots) or lots of a size that are more likely to be located within a Low density residential zone. The alternative lot layout is required to satisfy Performance outcome PO4. [↑](#footnote-ref-4)
5. Note—where **Table 9.3.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development is required to satisfy Performance outcome PO4. [↑](#footnote-ref-5)