

2014

NORTH BURNETT REGIONAL Planning Scheme

Reconfiguring a lot

Info Sheet

This information sheet explains how to 'reconfigure a lot', whether a simple boundary realignment between two lots or a subdivision creating a new residential estate.

6

Reconfiguring a lot— what is it?

The *Sustainable Planning Act 2009* (SPA) defines 'reconfiguring a lot' as—

- a) creating lots by subdividing another lot; or
- b) amalgamating 2 or more lots; or
- c) rearranging the boundaries of a lot by registering a plan of subdivision; or
- d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation, other than by an agreement that is—
 - a lease for a term, including renewal options, not exceeding 10 years; or
 - an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*; or
- e) creating an easement giving access to a lot from a constructed road.

Confirm the type of application

Council's Development Services Staff can assist you to determine the 'level of assessment' from the North Burnett Regional Planning Scheme (*Table 5.6.1—Levels of assessment: Reconfiguring a lot*). Most reconfiguring applications are code assessable. There are two exceptions—

1. a two-lot subdivision in the General residential zone requires only compliance assessment;
2. in the Rural zone if additional lots are smaller than the minimum dimensions—Impact assessment is required.

How does Council assess the application?

The Planning Scheme contains three codes used for reconfiguring applications—

1. for creating one additional lot in a residential zone—section 9.2.3 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code;
2. for boundary realignments—section 9.4.4 Reconfiguring a lot (boundary realignment) and associated operational work code; and,

- for other reconfiguring—section 9.4.5 Reconfiguring a lot (except prescribed development) code.

Minimum lot sizes

The table below is Table 9.4.11 from the Planning Scheme. It sets out the minimum areas and frontages for new lots. Council may approve applications in circumstances where there are grounds for narrower frontages or smaller lots.

Examples

- realigning the boundary between two lots
- subdividing one lot into two lots
- creating an easement for vehicular access
- creating a 20 year lease for part of a farm
- dedicating part of a lot as new road

Types of reconfiguring

Contact Council's Development Services Department to find out more.

Reconfiguring that does not need approval

Some reconfiguring does not need approval—

- amalgamating two lots into one;
- most easements (but not for access to a road);
- lease of part of a building.

Encouraging economic development

The North Burnett Regional Council is a small rural local government but it is big on facilitating good economic development. That is why the Planning Scheme seeks to enable business growth and expansion while simultaneously creating and protecting the appeal of living in a *naturally beautiful* area. While the Council can encourage or enable good development projects it is up to locals to see opportunities and then to take the initiative.

Table 9.4.12—Minimum areas and frontages for lots

Column 1 Zone (and circumstances,	Column 2 Minimum area	Column 3 Minimum frontage
Centre	400 square metres	10 metres
Community facilities	4,000 square metres	40 metres
General residential (if not a rear lot)	800 square metres	18 metres
General residential (if a rear lot)	1000 square metres (not including access strip)	6 metres
Industry	1,000 square metres	20 metres
Recreation and open space	None specified	None specified
Rural residential	2 hectares	70 metres
Rural (Conservation precinct)	None specified	None specified
Rural (Intensive agriculture precinct)	100 hectares	100 metres
Rural (Hinterland precinct)	400 hectares	200 metres
Township	2,000 square metres	20 metres

Contact Us

Give us a call for more information about the Planning Scheme and making an application.

North Burnett Regional Council
PO Box 390
Gayndah QLD 4625

(1300 696 272) or

(07) 4160-3555

admin@northburnett.qld.gov.au

Visit us at:
www.northburnett.qld.gov.au

North Burnett—Naturally beautiful