

2014

NORTH BURNETT REGIONAL Planning Scheme

Reconfiguring a lot

Info Sheet

6

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

Reconfiguring a lot— what is it?

Definition

The Act 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 under the *Land Act* or *Land Title Act*; 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 staff can help you determine the 'category of assessment' from the planning scheme (*Table 5.6.1—Category of assessment: Reconfiguring a lot*). Most reconfiguring applications are code assessable except in the Rural zone if additional lots are smaller than the minimum dimensions—impact assessment is required.

Assessing the application

The planning scheme contains three codes used for assessing reconfiguring applications—

1. for creating one additional lot in the General residential or Industry zone and schedule 12 of the Regulation applies—section 9.2.2
Reconfiguring a lot (subdividing 1 lot, other than a rear lot, into 2 lots) code;
2. for boundary realignments—section 9.4.4
Reconfiguring a lot (boundary realignment) and associated operational work code; and,
3. for other reconfiguring—section 9.4.5
Reconfiguring a lot (except excluded reconfiguration) code.

Minimum lot sizes

The table below is Table 9.4.10 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.

Types of reconfiguring

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

Examples

1. realigning the boundary between two lots
2. subdividing one lot into two lots
3. creating an easement for vehicular access
4. creating a 20 year lease for part of a farm
5. dedicating part of a lot as new road

Reconfiguring that does not need approval

Some reconfiguring does not need approval—

1. amalgamating two lots into one;
2. most easements (but not for access to a road);
3. 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.

Make contact with Council's Development Services staff to find out how to streamline your next development project.

Column 1	Column 2	Column 3
Zone (and circumstances, if any)	Minimum area	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.

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North Burnett—Naturally beautiful

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