

9.2.3 Reconfiguration of a lot (subdividing one lot into two lots) and associated operational work code

9.2.3.1 Application

- (1) This code applies to assessing a Reconfiguration of a lot for subdividing one lot into two lots and associated operational works in accordance with Schedule 18 of the Regulation.

Note – Development on a premises affected by an overlay does not comply with Schedule 18 of the Regulation and a development application for assessable development must be made to the local government.

- (2) When using this code, reference should be made to Part 5.

9.2.3.2 Purpose

- (1) The purpose of the reconfiguring a lot (subdividing one lot into two lots) and associated operational work code is for assessing requests for compliance assessment for development for reconfiguring a lot that requires compliance assessment as prescribed in Part 5, section 5.5.

Note – Development subject to compliance assessment must be able to achieve compliance with the compliance outcomes for a compliance permit to be issued,

Note – If compliance with the code is not possible, the development cannot be considered for compliance assessment and a development application for assessable development must be made to the local government as outlined in Schedule 18 of the Regulation.

9.2.3.3 Criteria for assessment

Part A - Criteria for compliance development

Table 9.2.3.3.a – Reconfiguration of a lot (subdividing one lot into two lots) and associated operational work code – compliance assessment

Compliance outcomes (CO)	
Lot design	
CO1	Each lot is to comply with the minimum road frontage requirements in Table 9.2.3.3.b for the relevant zone.
CO2	Each lot is to comply with the minimum lot size requirements in Table 9.2.3.3.b for the relevant zone.
CO3	There are no building envelope requirements for reconfiguring a lot (subdividing one lot into two lots) and associated operational work.
CO4	No rear lots are created.
CO5	The reconfiguration ensures that any existing or proposed buildings and structures are set back to any new property boundary in accordance with the setback requirements in Table 9.2.3.3.b.
CO6	The reconfiguration enables proposed buildings and structures to avoid easements, such as easements for trunk sewer lines. No new lots are created where proposed buildings and structures cannot be constructed due to existing or planned underground or above ground infrastructure.
CO7	The reconfiguration does not involve premises affected by an overlay identified on the overlay maps contained in Schedule 2.
Infrastructure	
CO8	Each lot is connected to Council's reticulated water supply system in accordance with the Design Guidelines set out in Section D6 of Planning scheme policy – FNQROC Regional Development Manual.



Compliance outcomes (CO)	
CO9	Each lot is connected to Council's sewerage system and the extension of or connection to the sewerage system is designed and constructed in accordance with the Design Guidelines set out in Section D7 of Planning scheme policy – FNQROC Regional Development Manual.
CO10	Each lot is connected to an electricity supply network.
CO11	Each lot is connected to a telecommunications network.
CO12	Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreational parks, land only for community purposes) is designed and constructed to service the lots in accordance with Planning scheme policy – FNQROC Regional Development Manual.
CO13	An infrastructure charge or contribution is paid for the provision of trunk infrastructure (water supply, sewerage, roads, stormwater, recreational parks, land only for community purposes) for the demand generated by the additional lot in accordance with the requirements in Part 4.
Access	
CO14	Each lot has lawful, safe and practical access to the existing road network via a direct road frontage.
CO19	Access to each lot is limited to one existing vehicular access crossover; or Access to each lot is limited to one vehicular access crossover constructed in accordance with Design Guidelines set out in D1 and D3 of Planning scheme policy – FNQROC Regional Development Manual.
Stormwater	
CO20	Onsite erosion and the release of sediment-laden stormwater from the premises is minimised at all times including during construction and complies with Planning scheme policy – FNQROC Regional Development Manual.
CO21	Filling or excavation on the premises does not exceed a maximum of one metre vertical change in natural ground level at any point.
CO22	Filling or excavation does not cause ponding on the premises or adjoining land in accordance with Planning scheme policy – FNQROC Regional Development Manual.

Table 9.2.3.3.b – Lot reconfiguration outcomes

Zone	Minimum lot size	Minimum width and dimension ¹	Setbacks
High impact industry	2000m ²	40 metres	0 metres from the side or rear boundary; or not less than 3 metres from the side or rear boundary.
Low density residential	600m ²	15 metres	In accordance with the setback requirements of the <i>Queensland Development Code</i>
Low impact industry	800m ²	20 metres	0 metres from the side or rear boundary; or not less than 3 metres from the side or rear boundary.
Low-medium residential	450m ²	12 metres	In accordance with the setback requirements of the <i>Queensland Development Code</i>
Medium density residential	600m ²	15 metres	In accordance with the setback requirements of the <i>Queensland Development Code</i>
Medium impact industry	1000m ²	20 metres	0 metres from the side or rear boundary; or not less than 3 metres from the side or rear boundary.
Tourist accommodation	800m ²	20 metres	In accordance with the setback requirements of the <i>Queensland Development Code</i>
Waterfront and marine industry	1000m ²	20 metres	0 metres from the side or rear boundary; or not less than 3 metres from the side or rear boundary.

¹ This is the minimum width of the lot measured at any point and the minimum dimension of any boundary. This excludes access strips.

