4.3.7 Lot Reconfiguration Code

1. Development to which the Code applies

Reconfiguring a lot (except for amalgamation or other exempt development pursuant to Schedule 8 of the *Integrated Planning Act 1997* and a subdivision for lease purposes not exceeding 10 years) and operational work.

2. Purpose of the Code

To allow for the creation of a variety of allotments which meet the diverse needs of the community, while ensuring that off-site impacts are within acceptable limits. In particular, for residential development, lot reconfiguration is provided for where residential amenity and sense of place are protected and enhanced, walking and cycling are promoted, a lower level of non-renewable energy consumption is encouraged, and the natural environmental values of the area are protected.

3. Performance Criteria

	Performance Criteria		Acceptable Solutions
	The purpose of the Code will be achieved if the following criteria are satisfied.		*The Acceptable Solution illustrates ONE WAY of complying with the corresponding Performance Criterion.*
	Reconfiguration of a Lot		
P1	Allotments must be of sufficient size and dimensions to meet the likely user requirements.	A1.1	Allotments comply with **Table 4.5** in this code with regard to minimum allotment size and dimensions for the particular location.
P2	Allotments must be of sufficient size and dimensions to enable the establishment of buildings and the provisions of space around buildings in a manner which is consistent with the desired character of the area as indicated in	A2.1	Allotments comply with the **Table 4.5** in this code with regard to minimum allotment sizes and dimensions, and with any Local Area requirements.

Performance Criteria		Acceptable Solutions	
	the relevant Local Area.		
		A2.2	Proposals to create new allotments within the Rural Residential Precinct, include the provision of a minimum area of 750m^2 which satisfies the following requirements:- a. is suitable for use as a building area; b. can be adequately served with an on site treatment system approved pursuant to the On-Site Effluent Disposal Code; c. has a width to depth ratio not exceeding 1:2; d. has a maximum slope of less than 20%. No earthworks will be permitted to achieve the maximum slope; and e. lies wholly above the Adopted Flood Line.
P3	Having regard to the likely subsequent development, the creation of allotments does not result in increased risk to life or property as a result of flooding, or landslip.	A3.1	No new allotments are created in natural hazard areas eg the Q100 inundation areas in any declared Slope Instability Area indicated on an overlay map; or bushfire prone area.
P4	Where more than one new allotment is proposed, the proposal must protect significant habitat vegetation and landscape features, including waterways.	A4.1	Proposals involving the opening of new roads or the creation of more than one new allotment include the secured protection of significant vegetation and landscape features identified as "critical nature conservation areas", "of concern regional ecosystem type", "corridor nodes", "corridors linking habitat areas" and "waterway corridor" on Map EP1 and Map EP2 of the Ecology Protection Code.
		A4.2	In areas identified on Map EP2 of the Ecology Protection Code as primary or secondary Koala habitat, road and

Performance Criteria		Acceptable Solutions	
			allotment layout is appropriately designed to minimise adverse impacts to Koalas, including road kills. *Advisory Note:* *Section 6.8 (Koala Impact Assessment Planning Scheme Policy) provides guidance for achieving acceptable solution A4.2.*
P5	Provision must made for sufficient open space to meet the needs of the likely occupiers of the proposed allotments, and to mitigate any adverse visual or other impacts of likely land use changes resulting from subdivision.	A5.1	10% of the area of the land to be subdivided is dedicated to Council for open space purposes and provision of this open space is consistent with the conceptual open space network shown in the Parkland Contributions Planning Scheme Policy. OR
		A5.2	A cash contribution of equivalent value to 10% of the land to be subdivided is provided to Council in accordance with the Parkland Contribution Planning Scheme Policy.
P6	Lot reconfiguration must not result in new residential or rural residential allotments which may compromise the viability of existing and potential rural uses	A6.1	Lot reconfiguration for new residential or rural residential allotments complies with the State Governments Planning Guidelines – Separating Agriculture and Residential Land Uses
P7	An acceptable level of public transport access must be available to all allotments.	A7.1	All allotments within a proposed subdivision are within 400 metres walking distance of a through road designed to allow convenient access by buses.
P8	Where practicable, safe secure and convenient pedestrian and bicycle access must be provided from residential allotments to local primary schools, recreation facilities and shops.	A8.1	Pedestrian connections from residential allotments to local primary schools, recreation facilities and shops are provided in compliance with *Queensland Streets Walk and Cycle Strategy* and comply with Crime Prevention through Environmental Design (CPTED) principles.
		A8.2	Bicycle connections from residential allotments to local primary schools,

Performance Criteria		Acceptable Solutions	
			recreation facilities and shops are provided in compliance with *Queensland Streets Walk and Cycle Strategy* and comply with CPTED principles.
P9	The location of new residential and rural residential allotments must take account of existing land uses that may detrimentally affect residential amenity.	A9.1	No new residential or rural residential allotments are created within buffer areas specified in: • Tinana Local Area Specific Measures (Part 3 of the City Plan); and • State Government Legislation (eg erosion prone areas).
P9a	Development on steeply sloping land minimises impacts on the natural landform and character of the area.	A9a.1	Reconfiguration of a lot occurs on land with a slope not exceeding 1 in 4.
		A9a.2	For land containing slopes of 1 in 5 or steeper in the Residential Precinct, allotments comply with the following minimum sizes, widths and development footprints:

Slope Exceeding	Minimum Size	Minimum Width
1 in 5	1,000m²	30m
1 in 4	1,500m²	40m
Minimum Development Footprint		
Each proposed allotment contains at least 600m² of land no steeper than 1 in 6.		

A9a.3 For land containing slopes of 1 in 5 or steeper in the Rural Residential Precinct where reticulated water supply is available, allotments comply with the following minimum sizes, widths and development footprints:

Slope Exceeding	Minimum Size	Minimum Width
1 in 5	8,000m²	50m
1 in 4	9,000m²	60m
Minimum Development Footprint		
Each proposed allotment contains at least 2,000m² of land no steeper than 1 in 6.		

	Performance Criteria		Acceptable Solutions
P9b	Allotments are provided with an acceptable level of access, safety, amenity and convenience.	A9b.1	The Road Hierarchy complies with the requirements of Queensland Streets.
		A9b.2	The proposed road network complies with the street legibility criteria of Queensland Streets.
		A9b.3	The road reserve widths comply with Table 4.5B.
P9c	The development is provided with an acceptable stormwater drainage system to manage external flows and increased internal flows and discharge such flows to a lawful point of discharge.	A9c.1	A detailed drainage strategy complying with the requirements of the Queensland Urban Drainage Manual (QUDM), which demonstrates that a stormwater system can be provided to manage stormwater flows external to the site and generated by the development.
		A9c.2	A lawful point of discharge is provided which complies with QUDM.
	Operational Work		
P10	Where a significant number of new allotments is proposed, the proposal must be designed to be integrated with existing and likely future development.	A10.1	Proposals involving more than 10 new allotments are supported by a Development Concept Design based on Section 7 of Queensland Streets which demonstrates that the proposal: a. complies with the requirements of Queensland Streets; and b. will provide connection to adjoining lots to provide for the locality's orderly development.
		A10.2	In the Tinana Local Area subdivision proposals comply with the Local Area specific measures for Tinana.
P11	Lot reconfiguration must not result in unacceptable impacts on water quality.	A11.1	Construction works comply with the Soil Erosion and Sediment Control Guidelines for Queensland and the Queensland Urban Drainage Manual.
		A11.2	Best available and practicable technology is used to improve the quality of stormwater runoff after construction is completed.
P12	An acceptable level of pedestrian and vehicle	A12.1	Pedestrian and vehicle access to all allotments complies with Queensland

Performance Criteria	Acceptable Solutions
access must be available to all allotments and the safety and efficiency of the City;s road network must be maintained.	Streets.
	A12.2 In a Residential precinct, a road other than a pathway is not opened as a blind road: a. unless there is also provided at least one pathway to give access from the blind end into a constructed principal road, secondary road, or residential road; or b. unless such road gives access at its blind end to a railway station, reserve, foreshore or river bank with a reserve along the bank.
	A12.3 In respect of those lands in a Rural Residential or Rural Precinct under the Planning Scheme, for proposals to create new allotments include: a. Internal roads have a minimum sealed width of 6 metres plus 2 X 1.5m shoulders ie nominal 9 metre formation except that shoulders will not apply where kerb and channelling is provided. A sealed road pavement width of 8.0 metres is provided on collector roads. b. A three coat bitumen seal or other bitumen surface of an acceptable standard is provided for a minimum width of 6 metres. c. In the case of a subdivision where the average allotment size is less than 1 hectare, concrete kerb and channelling is provided and footpaths formed full width to permanent levels.
	A12.4 A 1.5m wide concrete footpath is provided on one side of Collector Streets. A 2.5m wide concrete shared pathway and 1.5m footpath is provided on opposite sides of all Trunk Collector streets.

Performance Criteria		Acceptable Solutions	
		A12.5	For residential and rural residential allotments, streets comply with the 'Residential Streets' and 'Rural Residential Streets' criteria in Table 4.5B respectively.
		A12.6	Streets within an industrial estate are designed to comply with the 'Industrial Streets' criteria in Table 4.5B.
		A12.7	Streets within a multi-unit residential development are designed to comply with the 'Multi-Unit Residential Streets' criteria in Table 4.5B. *Advisory Note:* *In relation to acceptable solutions A12.7 to A12.9 above, where the development is within an existing area and it is considered impractical to adopt the design criteria shown in Table 4.5B, then the design of the streets shall match, where possible, the pavement widths in the area and the standards nominated by Council's Engineering Services Department.*
		A12.8	All streets within the land being subdivided, all intersections of these streets with existing roads, and all roads along the frontages of the site are constructed in accordance with Council's Subdivisional and Engineering Works Code.
P14	Provision must be made for infrastructure services (water supply, sewerage, stormwater drainage, and electricity) to ensure the safety, health and convenience of subsequent residents or occupiers of the allotments, and to ensure that subsequent development does not have adverse effects on the quality or quantity of surface or groundwaters.	A14.1	Provisions of Infrastructure services complies with the Infrastructure Services Code and the Subdivisional and Engineering Works Code.
		A14.2	Best available and practicable technology is used to improve the quality of stormwater runoff.
		A14.3	Allotments in the Rural Residential Precinct without reticulated water have: • Minimum average allotment size 1ha; • Sealed road access to minimum width 6.5 metres to a constructed, bitumen-sealed regional distributor or urban arterial road; • Sealed internal roads;

Performance Criteria	Acceptable Solutions
	• Reticulated power; and • Road drainage to a suitable standard. OR Allotments in the Rural Residential Precinct with reticulated water have: • Minimum average allotment size 0.4ha • Sealed road access of minimum width 6.5 metres to a regional distributor or urban arterial road; • Sealed internal roads, with concrete kerb and channel; • Reticulated power, • On-site effluent disposal approved pursuant to the On Site Effluent Disposal Code; and • An Infrastructure Agreement has been entered into that provides for payment to the Council equivalent to the pro-rata cost of upgrading major items of water supply infrastructure. The items of infrastructure that will be included in the Infrastructure Agreement are: • Augmentation of raw water supply; • Upgrading of water treatment works; and • Construction of water supply mains, pumping stations and reservoirs that form the major structural elements of City's water supply system. A14.4 All stormwater from the development is discharged to a lawful point of discharge. A14.5 A minor and major stormwater drainage system is constructed to comply with the average recurrence intervals specified in QUDM. A14.6 Easements are provided over stormwater infrastructure on private property to comply with the requirements of QUDM.

Performance Criteria		Acceptable Solutions	
		A14.7	The cost of construction of stormwater drainage in subdivisional estates is apportioned in accordance with an Infrastructure Charges Plan – or Infrastructure Agreement.
		A14.8	The development of the land being subdivided does not interfere with the natural flow of stormwater in the area in such a way as to cause pounding of water on land adjoining the land being subdivided.
		A14.9	Until such time as the works are taken over by the Council, the subdivider indemnifies the Council and saves it harmless from and against all actions, suits, claims or demands which may be made or brought against the Council as a result of the discharge or impounding of stormwater on adjoining properties.
		A14.10	In the case of every application for subdivision of land the applicant is responsible for the following costs: • Internal Works – All costs for providing water and sewerage reticulation works in accordance with Council's Subdivisional and Engineering Works Code. • External Works – In accordance with an Infrastructure Charges Plan or Infrastructure Agreement.
P15	Filling and excavation associated with reconfiguration of a lot responds sensitively to the constraints imposed by slope and provides safe and efficient access for vehicles and pedestrians.	A15.1	Filling and/or excavation does not: – involve a total change of more than 1.0 metre relative to natural ground level at any point; and – occur within 1.5 metres of any site boundary.
		A15.2	No part of a batter or retaining wall associated with filling or excavation on a proposed allotment is located within an existing or proposed road reserve.
		A15.3	The grade of new roads does not exceed 1

Performance Criteria	Acceptable Solutions
	in 5.
	A15.4 Allotments are capable of accommodating a driveway that complies with the Queensland Development Code – Part 6 and Part 19.
	A15.5 Cut and fill batters are stabilized and protected from erosion by measures such as grassing, dense landscaping, retaining walls or other suitable stabilizing or protective measures.

Table 4.5. Minimum Allotment Size and Frontage.

	Residential Precinct	Industrial Precinct	Commercial Precinct 1	Community Precinct	Rural Precinct	Rural Residential Precinct 2
Maryborough Central Local Area	600m² 20m	1000m² 25m	600m² 10m	600m² 20m	10ha 200m	–
City Centre Local Area	–	–	200m² 10m²	600m² 20m	–	–
The Pocket Local Area	600m² 20m	1000m² 25m	–	1000m² 25m	40ha 400m	–
Tinana Local Area	600m² 20m	1000m² 25m	600m² 15m	1000m² 25m	40ha 400m	1ha 60m
Granville Local Area	600m² 20m	1000m² 25m	600m² 15m	1000m² 25m	100ha 500m	1ha 60m
Maryborough West & North Local Area	600m² 20m	1000m² 25m	600m² 15m	1000m² 25m	200ha 600m	1ha 60m
Coastal Townships & Rural Local Area 3	2000m² 20m	–	2000m² 20m	2000m² 25m	200ha 600m	1ha 60m
Fraser Island (South) Local Area 4						–

Notes:

1. The minimum allotment size and frontage for land in the Commercial Precinct fronting Ferry or Alice Streets is 2 000 m² and 20 metres respectively.
2. In the Rural Residential Precinct, where reticulated water supply is available a minimum allotment size of 4000m² applies (40m frontage).
3. Council may require a larger allotment size having regard to the levels of the land to be reconfigured.
4. Stated in the Fraser Island South Local Area provisions.

Table 4.5A Development in the Residential and Rural Residential Precincts incorporating Rear Allotments

Design Element	Residential Precinct	Rural Residential Precinct
(i) Minimum access strip width:	5m	7m
(ii) Minimum combined width of two adjoining access strips with reciprocal easements:	6m	7.5m
(iii) Maximum access strip length:	40m	200m
(iv) Minimum access strip length:	15m	50m
(v) Minimum rear allotment size (excluding access strip):	700m²	As specified in **Table 4.5**
(vi) Rear allotment to contain a circle of diameter:	25m	25m
(vii) Subject to (viii) below, minimum road frontage of allotment not being a rear allotment adjoining an access strip:	As specified in **Table 4.5**	As specified in **Table 4.5**
(viii) Minimum road frontage of an allotment not being a rear allotment adjoining an access strip, where located in a cul-de-sac head:	10m	20m

Table 4.5B Design Criteria for Streets

	RESIDENTIAL STREETS			RURAL STREETS	RESIDENTIAL	MULTI-UNIT RESIDENTIAL STREETS			INDUSTRIAL STREETS	
	Access Street	Collector Street	Trunk Collector Street	Access Street	Collector Street	Access Street	Collector Street	Trunk Collector Street	Access Street	Collector Street
Traffic Catchment – Max	75 lots (750 vpd)	300 lots (3,000 vpd)	1000 lots(10,000vpd)	75 lots	240 lots	450 Units	450 Units	900 Units	8 ha	30 ha
Design Speed – Max	30 km/h	40km/h	60km/h	45 km/h	60 km/h	30 km/h	40km/h	60km/h	60 km/h	60 km/h
Carriageway width:										
Through Lanes and Kerb Side Parking	3.5m or 5.5m	7.5m	11.0m	6.0m	7.5m			9.0m		
Through Lanes	N/A	N/A	N/A			5.5m	6.0m	N/A	2 x 3.5m	2 x 3.5m
– Parking Lanes	N/A	N/A	N/a			2.0m	2.5m	N/a	2 x2.5m	2 x 3.5m
– Total Width	3.5m or 5.5m	7.5m	11.0m	6.0m	7.5m			11.0m	12.0m	14.0m
Verge Width – Min	3.0m	3.5m	4.5m	5m	5m	4.5m	5.0m	4.5m	4.0m	4.0m
Reserve Width										
– Parallel Parking	14.0m	16.5m	20.0m	20m	25m	19m	21m	20.0m	20.0m	22.0m
– Angle Parking						27m	28m			

	RESIDENTIAL STREETS			RURAL STREETS	RESIDENTIAL	MULTI-UNIT RESIDENTIAL STREETS			INDUSTRIAL STREETS	
	Access Street	Collector Street	Trunk Collector Street	Access Street	Collector Street	Access Street	Collector Street	Trunk Collector Street	Access Street	Collector Street
Footpath / shared Pathways	N/A	One Side	One Side			Both Sides	Both Sides	Both Sides	Both Sides	Both Sides
Kerb and Channel	Driveover	Driveover	Barrier Kerb	Driveover	Driveover	Driveover	Driveover	Driveover	Barrier Kerb	Barrier Kerb
Maximum Grade	16%	16%	8%	16%	16%	16%	16%	16%	6%	6%