

Reconfiguring a lot (Subdivision)

FACTSHEET

This guide outlines how the Fraser Coast Planning scheme applies to subdividing (reconfiguration of a lot) including how to work out the category of development and assessment for a development application.

Reconfiguring a lot is a form of development defined by the Planning Act 2016. It includes, for example, creating new lots by subdividing an existing lot, amalgamating 2 or more lots, rearranging or realigning the boundaries of a lot. Schedule 6 Part 4 of the Planning Regulation 2017 identifies certain types of lot reconfigurations that are not assessable under planning schemes, such as the amalgamation of lots. Unless specified in the Regulation, reconfiguring a lot is always assessable development under Fraser Coast Planning Scheme with requirements based on zone, land characteristics and constraints, ability to provide services, and to some extent location.

What do I need to know before submitting my development application for subdividing land?

The Fraser Coast Regional Council website has two interactive planning tools that can assist in determining what requirements may affect your proposed development. The [Fraser Coast Planning Scheme 2014](#) details the level of assessment and the assessment benchmarks and [PD online](#) property search shows zoning and overlays affecting the property. These will need to be considered in your development application.

The maps are colour and number coded to help you clearly identify the relevant zones and zone precincts within an area.



How do overlays affect a proposed subdivision?

Overlays may add or vary design considerations for a site by identifying features such as significant vegetation, waterways, infrastructure corridors or precincts that reflect a site's unique circumstances. These requirements can be found in the associated overlay codes by using the interactive mapping tool.

Is there anything else I should consider when subdividing my land?

Most development approvals will require you to ensure that the land can be appropriately serviced which will be at your cost. Further applications and infrastructure charges may also be applicable.

What is the minimum lot size and frontage when subdividing land?

Minimum lot sizes, minimum frontage and other requirements for new lots vary according to the zone of the subject site. These details can be found in the part 9 of the Planning Scheme in the Reconfiguring a lot code in table 9.4.3.3.2. Selected zones and minimum lot sizes provided below.

Zone	Min Lot size*	Min frontage
Low density residential zone	500m ² unless otherwise specified.	15
	2,000m ² if:- (a) located in Precinct LDR1; or (b) subject to the Fraser and Great Sandy Strait Islands overlay; or (c) not serviced by reticulated water supply or sewerage.	25
Medium density residential zone	800m ²	15
High density residential zone	800m ²	20
Emerging community zone	10ha	100
Rural zone	100ha	200
Rural residential zone	2ha unless otherwise specified	60
	4,000m ² if located in Precinct RR1	25
	1ha if located in Precinct RR2	40

*excludes access strip for rear hatchet lots

What is a small residential lot and where can they be located?

A small residential lot is a lot less than 500m². Despite the minimum lot sizes in Table 9.4.3.3.2, small residential lots may be created in the:

- Medium density residential zone;
- Emerging community zone; or
- Low density residential zone (excluding precinct LDR1 where the parent lot has a minimum of 2,000m²)

The subject site will need to be serviced by reticulated water supply and sewerage and would not have a slope greater than 10%. Please review the reconfiguring a lot code for further assessment benchmarks for small residential lots developments.

Boundary Realignment

Where a rearrangement of lot boundaries is proposed, the rearrangement should result in an improvement to the existing situation whereby the size and dimensions of proposed lots more closely align with Table 9.4.3.3.2 (Minimum lot size and dimensions), and at least one of the following is achieved:-

- the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas;
- the rearranged lots will be made more regular in shape;
- access is provided to a lot that previously had no access or an unsuitable access;
- the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated; and
- the rearrangement of lots remedies a situation where an existing lot has multiple zonings.

What happens once my subdivision is complete?

Once your subdivision is complete and all charges paid, Council will then seal the plan of survey.

The sealed survey plan is then lodged and registered with the Queensland Department of Resources (titles office?) and they issue a new title for your subdivision. Please see further information on plan sealing via this link: <https://www.frasercoast.qld.gov.au/subdivision-lot>

Need Assistance?

Council offers an easy to use PD Online service which provides 24-hour access to planning and development information, including site specific search capability. The Planning Scheme can also be viewed online. Visit <https://www.frasercoast.qld.gov.au/assistance-advice>

Planning enquiries can be made between 8:15am and 4:45pm Monday to Friday by phoning 1300 794 929 or in person between 8:15am and 4:30pm Monday to Friday at the Hervey Bay or Maryborough Customer Service Centres.

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