

9.4.6 Reconfiguring a lot code

9.4.6.1 Application

1. This code applies to:
 - a. code assessable reconfiguring a lot for which the Reconfiguring a lot code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in:
 - i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
 - ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
 - b. reconfiguring a lot made impact assessment in:
 - i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
 - ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.6.2 Purpose

1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot results in:
 - i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;
 - ii. new lots of appropriate size, shape and dimension with a diverse mix of lots;
 - iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;
 - iv. a high quality streetscape, where creating 10 or more lots, that:
 - A. provides for a wide variety of frontages;
 - B. provides for a noticeable variety of frontages;
 - C. avoids a concentration of similar frontages.
 - v. access easements that:
 - A. are safe and do not adversely affect adjoining premises;
 - B. allow for on-site refuse collection for large rear lot developments;
 - vi. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry;
 - vii. the protection of the lawfulness of an approved Multiple dwelling.

9.4.6.3 Assessment benchmarks for assessable development

Part A - Requirements for assessable development

Table 9.4.6.3.1 - Reconfiguring a lot code: assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Boundary realignment	
PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	AO1 A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.
PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	AO2 A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.
Design	
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are: a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced. Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.	AO3 Unless involving an approved Multiple dwelling, a new lot complies with: a. Table 9.4.6.3.2 - Reconfiguring a lot; or b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or c. a preliminary approval for reconfiguring a lot.
PO4 Reconfiguring a lot results in functional lots that: a. can be safely accessed and egressed by vehicles; b. provide for safe and efficient on-site refuse collection; c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing; d. provide durable site access constructed to withstand heavy vehicles.	AO4.1 Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide: a. one passing bay for every 30 metres of length; b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions.
	AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for: a. a refuse collection vehicle to enter and exit the site in a forward gear; b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions; c. the access driveway (including crossover) to be designed to withstand heavy vehicles.
PO5	AO5

Reconfiguring a lot is designed to: a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	No acceptable outcome provided.
PO6 Reconfiguring a lot facilitates a movement network that: a. is permeable; b. supports active transport. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO6 No acceptable outcome provided.
PO7 Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO7 No acceptable outcome provided.
PO8 The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.	AO8 A lot for a residential purpose is not created within the distances stated for any of the following: a. 1,500 metres of a Special industry; or b. 500 metres of a High impact industry; or c. 500 metres of an Intensive animal industry; or d. 300 metres of an Intensive horticulture or Wholesale nursery; or e. 250 metres of a Medium impact industry.
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone	
PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by: a. providing a wide variety of frontages; b. providing lots with noticeable frontage variation when observed from the street. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.	AO9.1 Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome. Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.
	AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.
Access easement	
PO10 An access easement: a. is fit for its particular purpose; b. has a safe access point; c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities; d. does not adversely affect adjoining premises having regard to any of the following: i. traffic; or ii. accessibility; or iii. parking; or iv. privacy; or v. amenity Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.	AO10 No acceptable outcome provided.
Lots adjoining an urban arterial road	
PO11 Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.	AO11 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides: a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: i. is a minimum of 3 metres wide; ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area. Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.
Approved multiple dwellings	
PO12 Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.	AO12 Reconfiguring a lot where material change of use has been granted for three or more dwellings: a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use;

	b. does not result in a building that straddles a boundary; c. does not compromise the use of a multiple dwelling as a self-contained residence.
PO13 Reconfiguring a lot where a material change of use has been granted for three or more dwellings: a. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or b. establishes freehold lots only if: i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided.	AO13 No acceptable outcome provided.
Where within a regulated access area	
PO14 Development within Figure 9.4.6.3.1 - Regulated access area: a. does not result in additional lots gaining vehicular access from Beenleigh-Redland Bay Road or California Creek Road; b. supports the extension of the local access road network.	AO14 Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.
Where within a local plan area	
PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	AO15 No acceptable outcome provided.

Table 9.4.6.3.2 - Reconfiguring a lot

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Low density residential zone - Small lot precinct	300m ²	10m	6m	12m	NA	A rear lot is not created in this precinct.	
Low density residential zone - Suburban precinct	400m ²	12.5m	10m	15m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Village precinct	500m ²	15m	10m	18m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Large suburban precinct	1,000m ²	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Small acreage precinct	2,000m ²	20m	15m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Acreage precinct	4,000m ²	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Townhouse precinct	500m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Apartment precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - Medium rise precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential zone - High rise precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Centre zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Specialised centre zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Recreation and open space zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Low impact industry zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Medium impact industry zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Community facilities zone	No minimum	No minimum frontage			No maximum	A rear lot is not created in this zone.	
Emerging community zone	20 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Environmental management and conservation zone	100 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	-
Mixed use zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Rural zone	100 hectares	No minimum frontage.			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Park residential precinct	5,000m ²	40m	20m	40m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Park living precinct	100 hectares	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Cottage rural precinct and Carbrook precinct	a. 20 hectares in the urban footprint; b. 100 hectares in the regional landscape and rural production area.	No minimum frontage			No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	

Note - The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.3 - Reconfiguring a lot: local plans

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Loganholme local plan							
Large lot residential precinct	1,000m ²	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Residential choice precinct	600m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban	400m ²	12.5m	10m	15m	3 to 1	A rear lot is provided in	Access is

residential precinct						accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	restricted at a major intersection.
Loganlea local plan							
Residential edge precinct	600m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct or Residential core precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low medium precinct or Mixed use precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Note - The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.4 - Additional requirements for rear lots

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Zone and/or precinct	Minimum area clear of access strip	Maximum access strip length	Number of dwellings serviced by accessway	Minimum access strip width	Passing bays	On-site refuse collection
Low density residential zone - Suburban precinct	500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Village precinct	600m ²	50m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Large suburban precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway	Yes	Yes

				reserve width and 3m pavement width		
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Small acreage precinct	2,000m ²	75m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Emerging Community zone	20 hectares	No maximum				
Environmental management and conservation zone	100 hectares	No maximum				
Mixed use zone	4,000m ²	150m		10m		
Rural zone	100 hectares	No maximum				
Rural residential zone - Park residential precinct	5,000m ²	150m		10m		
Rural residential zone - Park living precinct	100 hectares	No maximum				
Rural residential zone - Cottage rural precinct and Carbrook precinct	100 hectares	No maximum				
Loganholme local plan						
Large lot residential precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Suburban residential precinct	500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No

			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes

Figure 9.4.6.3.1 - Regulated access area



Table 9.4.6.3.5 - Frontage requirements

Column 1	Column 2	
Zone and/or precinct	Frontage	
	Maximum 70% of total lots created	Minimum 30% of total lots created
Low density residential zone - Small lot precinct	10m - 12.49m	12.5m or greater
Low density residential zone - Suburban precinct	12.5m - 14.99m	15m or greater
Low density residential zone - Village precinct	15m - 17.99m	18m or greater