9.2.3 Reconfiguration of a lot

(Subdividing one lot into two lots) and associated operational work code

9.2.3.1 Application

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.

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.

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

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

Compliance outcomes (CO)	
Lot design	
CO1	Where a relevant local planning instrument contains frontage requirements, each lot must comply with the frontage requirements.
CO2	Where a relevant local planning instrument contains building envelope requirements, each lot must comply with the building envelope requirements.
CO3	The reconfiguration includes a rear lot only if a relevant planning instrument provides for a rear lot. AND The number of adjoining rear lots does not exceed the maximum number of adjoining rear lots under the local planning instrument. AND Only one rear lot is provided behind each standard lot. AND No more than two rear lot access strips directly adjoin each other.
CO4	The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary in accordance with boundary setback requirements under a relevant local planning instrument. OR In relation to a reconfiguration within a residential zone, where no boundary

Compliance outcomes (CO)	
	setbacks are prescribed under the relevant local planning instrument, any existing buildings and structures are setback to any new property boundary in accordance with the boundary setback requirements under the *Queensland Development Code*.
CO5	The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements under a relevant local planning instrument. OR In relation to a reconfiguration within the residential zone, where no boundary setbacks are prescribed under the relevant local planning instrument, any proposed buildings and structures can comply with boundary setback requirements under the Queensland Development Code.
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	No new lots are created on land subject to flooding up to and including the Defined Flood Event (DFE) as identified under a local planning instrument, or an Annual Exceedance Probability (AEP) of one per cent, whichever results in the highest level above Australian Height Datum (AHD). OR Where a DFE is not identified under a relevant local planning instrument, no new lots are created on land subject to flooding up to and including an AEP of 1%
CO8	If the land is located within a designated bushfire prone area, the reconfiguration does not involve premises identifies as being greater than low risk.
CO9	No new lots are created where the existing slope of the land is 15 per cent or greater.
Infrastructure	
CO10	For premises within a reticulated water area, each lot is connected to the reticulated water supply system. OR For premises outside a reticulated water area, each lot is provided with an alternative potable water supply source (e.g. rainwater, bore water), with a minimum storage capacity in accordance with the relevant local planning instrument.
CO11	For premises within a sewered area, each lot is connected to the sewerage service. or For premises outside a sewered area, each lot provides for an effluent treatment and disposal system in accordance with the relevant local planning instrument.
CO12	Each lot is connected to an electricity supply network where required under a relevant local planning instrument.
CO13	Each lot is connected to a telecommunications network where required under a relevant local planning instrument.
CO14	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 any requirements under a relevant local planning instrument to service the lots.

Compliance outcomes (CO)	
Access	
CO15	Each lot has lawful, safe and practical access to the existing road network via either: (a) direct road frontage (b) an access strip (for a rear lot) (c) an access easement, where provided for in a relevant planning instrument.
CO16	Where access to a lot is proposed via an access strip or easement, the access strip or easement has: (a) a minimum width in accordance with the relevant local planning instrument; or (b) if no minimum width is prescribed under a relevant planning instrument, a minimum width of 5 metres in a residential zone or eight metres in an industrial zone. AND Access is designed and constructed in accordance with any requirements under a local planning instrument.
CO17	The maximum length of an access strip or easement does not exceed any maximum length prescribed under a relevant local planning instrument. OR Where there is no maximum length prescribed under a local planning instrument, the maximum length of an access strip or easement is 50 metres.
CO18	The gradient of an access strip or easement does not exceed any maximum grade prescribed under a relevant planning instrument.
CO19	A driveway crossover to each lot is designed and constructed in accordance with any requirements under a relevant local planning instrument.
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 the requirements of a relevant local planning instrument.
Earthworks	
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 a relevant local planning instrument.