

Reconfiguring a Lot



INFORMATION SHEET



WHAT IS 'RECONFIGURING A LOT'?

Reconfiguring a lot is defined under the *Planning Act 2016*, but it generally includes:

- subdivision to create lots – including by Community Title Scheme;
- rearranging (or realigning) boundaries;
- creating an access easement;
- dividing land by a lease agreement exceeding 10 years; or
- amalgamating two or more lots.

DO I NEED APPROVAL FROM COUNCIL?

In most circumstances, including all types of subdivision, Reconfiguring a lot is assessable development under the Planning Scheme, requiring a planning application to be lodged to Council.

Council's approval is not required to amalgamate lots. If you wish to amalgamate two or more lots, contact a surveyor to prepare and organise registration of a plan of subdivision.

Subdivision of land designated as Regional landscape and rural production area under the *South East Queensland Regional Plan 2023* is prohibited. Council cannot accept an application to subdivide this land.

Council's [Application Requirements and Processing Fact Sheet](#) outlines what must be submitted with a planning application.

WHAT IS A MINIMUM LOT SIZE?

All lots created by subdivision of land should meet the minimum lot size. The minimum lot size for each zone and precinct (where relevant) is identified in [Table 9.5.1-4: Minimum lot size and dimensions](#) of the Planning Scheme which is provided at the end of this information sheet.

If proposed lots for subdivision do not meet the minimum lot size, the application may require a higher level of assessment and may not be approved by Council.

The minimum lot size is determined by the zoning and, if applicable, the precinct in which the land is located. Other factors may influence the lot size such as the overlays affecting the land (e.g. flooding, biodiversity), or effluent disposal requirements.

WHAT IS THE ZONING OF MY PROPERTY AND IS IT AFFECTED BY ANY OVERLAYS?

The zoning and any overlays for a property can be determined by using Council's [Planning Scheme interactive maps](#). Council's [Flood Information Portal \(FIP\)](#) can be used to identify whether the land is included in the Flood hazard overlay under the *Temporary Local Planning Instrument 2024 (Flood Regulation)*.

A [User Guide](#) for the Lockyer Valley Planning Scheme portal, including the interactive maps, is available.

Reconfiguring a Lot



This fact sheet is designed to be a guide to the Planning Scheme on Reconfiguring a Lot. Additional information can be obtained from the relevant Planning Scheme.

If you require further specific information, please contact Council's Customer Service on 1300 005 872.

Please note this fact sheet may be updated by Council at any time with the most recent version available on Council's website. If you have a printed copy, please see Council's website to ensure you have the latest version.

*Need further
information?*

WHAT DO I NEED TO CONSIDER WHEN RECONFIGURING A LOT?

The Planning Scheme details the specific requirements for development including Reconfiguring a Lot. The size and layout of the proposed lots must be suitable for their intended use, including providing a suitable developable area (e.g. for a Dwelling house) having regard to the overlays and constraints of the land.

If your application is approved, it may be subject to conditions including:

- **Roadworks:** Construction of new roads and upgrades to existing roads where necessary for the development.
- **Stormwater:** Stormwater management is crucial for any development to prevent negative impacts. This may involve detention basins, drainage swales or other stormwater infrastructure being constructed.
- **Services:** Lots are generally required to be connected to available services including water, sewerage, telecommunications and electricity. The connection standards are set by the relevant utility service provider.
- **Landscaping:** You may be required to plant trees, e.g. street trees.

The design, construction and cost of required works are the responsibility of the developer.

WHAT COSTS ARE ASSOCIATED WITH RECONFIGURING A LOT?

The costs will vary depending on a range of factors including the type and scale of development, and the works and infrastructure required to be provided (e.g. roads, water, sewerage, stormwater, electricity).

Council's Application Fees are listed in the [Fees and Charges](#).

If a subdivision creates additional lots, [infrastructure charges](#) will be payable in accordance with the Charges Resolution in effect at the time of approval. Infrastructure charges are also payable to Urban Utilities for water and sewerage infrastructure networks, where applicable.

DO I NEED A SURVEYOR?

You will need to engage a Cadastral or Land Surveyor to survey the land and prepare a plan of subdivision (also known as a survey plan).

WHAT OTHER APPROVALS DO I NEED?

In addition to a Development Permit for Reconfiguring a lot, you may also require other approvals or permits, including:

- Development Permit for Operational Works (e.g. earthworks, roads, stormwater, landscaping etc.)
- Approvals or permits from other entities such as Urban Utilities, Energex
- Road naming application

Reconfiguring a Lot

WHAT HAPPENS ONCE MY SUBDIVISION IS CONSTRUCTED?

Once construction is completed, and other actions required by the relevant Development Permits completed, you must request Council to [approve the plan of subdivision](#). For Council to approve the plan of subdivision, you must meet the requirements of Schedule 18 of the *Planning Regulation 2017*, including (but not limited to) all conditions of approval must be met and any outstanding rates paid prior to the plan being approved. To complete the subdivision, the approved plan of subdivision must be lodged with Titles Queensland for registration within 6 months of Council's approval of the plan.

MINIMUM LOT SIZE AND DIMENSIONS

Zone (and precinct)	Minimum lot size (excluding access strip)	Minimum frontage	Minimum rectangle
Community facilities	No additional lots	20m	Not specified
Conservation	200ha or no additional lots	200m	Not specified
Emerging community	20ha or as identified within an approved structure plan	200m or as identified within an approved structure plan	Not specified
Industry	4000m ²	40m	30m x 40m
Limited development	No additional lots	Not specified	Not specified
Local centre Major centre Principal centre	800m ²	20m	18mx20m
Low density residential			
Suburban precinct	600m ²	15m; or 10m, if 350m ² to 600m ²	10m x 15m; or 8mx12m, if 350m ² to 600m ²
Acreage precinct	3000m ²	35m	30m x 60m
Low-medium density residential	350m ²	15m; or 10m, if 350m ² to 600m ²	10m x 15m; or 8m x 12m, if 350m ² to 600m ²
Mixed use			
No precinct	800m ²	20m	18m x 20m
Highway precinct	No additional lots	Not specified	Not specified
Open space, Sport and recreation	Local park – 5,000m ² District park – 1.4ha Regional park – 6ha District sports park – 4ha Regional sports park – 10ha	Local park - 25m District park - 50m Regional park - 100m	Local park - 25m x 50m District park - 50m x 100m Regional park - 100m x 300m
Rural zone	100ha	200m	Not specified
Rural residential zone			
Small precinct	4000m ²	35m	35m x 60m
Medium precinct	2ha	60m	40m x 60m
Large precinct	4ha	60m	40m x 60m
No further subdivision	No additional lots	Not specified	Not specified
Township zone	No additional lots	30m	30m x 50m