

Subdivision and reconfiguring a lot

This information sheet has been prepared to provide a summary of the proposed requirements for subdivision and other types of reconfiguring a lot under the proposed planning scheme.

Reconfiguring a lot typically involves the subdivision of land into two or more lots but can also involve the amalgamation of two or more existing lots, the rearrangement of lot boundaries, creating an access easement to give access to a lot from a road and subdivision of airspace (volumetric subdivision).

Most lot reconfigurations that create one or more additional lots, or that realign lot boundaries, will require a development approval from Council. Some types of reconfiguring a lot are exempt development under the *Planning Regulation 2017*.

Under the proposed planning scheme, most reconfiguring a lot applications are proposed to be code assessable. Some lot reconfigurations are proposed to be impact assessable, including:

- creating one or more lots that do not comply with the minimum lot size in the Low, Medium and High Density Residential Zones, Rural Residential Zone and Rural Zone
- creating any new lots on a site where the Minimum Lot Size Map indicates that no additional lots are to be created and

- volumetric subdivision where not associated with an existing or approved building.

This approach enables the community to have a say on proposals that may adversely impact the character of a local area and discourages further subdivision in inappropriate areas.

There are a range of exceptions to these general rules (for example, where the lot is intended to be transferred to Council for infrastructure purposes). Refer to Part 3 Tables of Assessment, Table 3.3A Reconfiguring a Lot in the proposed planning scheme for further detail.



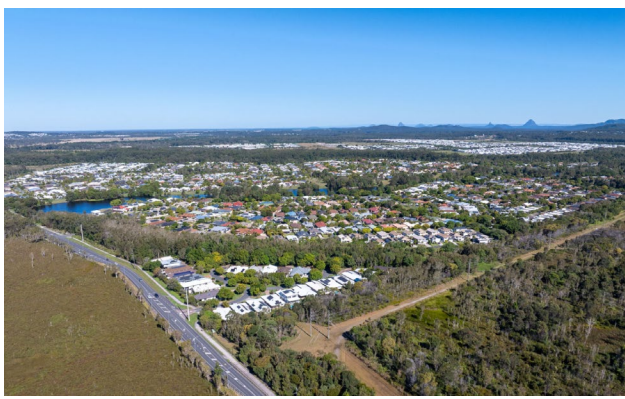
What is the minimum lot size?

Under the proposed planning scheme, most newly created lots are required to meet a minimum lot size as shown on the new Minimum Lot Size Map. In most cases, the minimum lot size requirements are consistent across land use zones; however, there are some localised variations. For example, a larger

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minimum lot size is specified for the Low Density Residential Zone in some hinterland areas.

The Minimum Lot Size Map also identifies land affected by slope. Where a site is affected by steep land, a larger minimum lot size may be required under the Reconfiguring a Lot Code in order to respond to site constraints and minimise impacts on natural topography. Minimum lot size requirements for steep land do not change the level of assessment.



What about rural subdivision?

The *Planning Regulation 2017* (the Regulation) regulates some reconfiguring a lot applications. For land within the Regional Landscape and Rural Production Area under the [‘Shaping SEQ’ South East Queensland Regional Plan 2023](#) (SEQ Regional Plan), which covers most land included in the Rural Zone under the proposed planning scheme, new land parcels must have a minimum lot size of 100 hectares. This requirement is aimed at preserving rural character and the agricultural viability of large rural properties. The proposed planning scheme is required to align with the intent of the SEQ Regional Plan and the Regulation on this matter.

What is the Reconfiguring a Lot Code?

The Reconfiguring a Lot Code is contained within Part 8 Other development codes of the proposed planning scheme. The code is proposed to apply to all reconfiguring a lot applications that are assessable under the planning scheme.

The purpose of the Reconfiguring a Lot Code is to ensure that new lots are configured in a manner which is appropriate for their intended use, are responsive to site constraints, provide appropriate access and support high quality urban design outcomes. To achieve this, the code contains assessment benchmarks for matters such as:

- structure and neighbourhood planning
- lot and road layout
- lot size and design
- small residential lots
- development infrastructure and
- buffers to sensitive land uses, incompatible uses and infrastructure.

Part 3 Tables of assessment details other parts of the proposed planning scheme a reconfiguring a lot proposal is required to be assessed against, including the applicable zone, local plan, other development and overlay codes.

What are the key changes proposed for reconfiguring a lot?

Key changes in the proposed planning scheme compared to the current *Sunshine Coast Planning Scheme 2014* (current planning

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scheme) relating to subdivision and reconfiguring a lot include:

- new site-specific minimum lot size mapping. In most cases, the minimum lot sizes specified on the map are consistent across land use zones; however, the mapping does provide for localised variations
- changes to minimum lot size for land in the Low Density Residential Zone, which has generally been reduced from 600m² to 450m² in coastal urban areas and Nambour, and standardised to 700m² in most other hinterland towns (except where sewerage is not available) - refer to the Minimum Lot Size Map for details
- new provisions to allow for small residential lots down to 300m² and terrace lots down to 180m² in the Low-Medium Density Residential Zone (proposed new zone) and Emerging Community Zone. A new Dwelling House (Small Lot) Code is also proposed to complement these changes
- tighter controls on subdivision below the minimum lot size in the Medium Density Residential Zone and High Density Residential Zone to ensure land in these zones is preserved for higher density residential development
- some standardisation of lot sizes across zones is proposed, where local variations are no longer considered necessary
- provisions in the Reconfiguring a Lot Code have been updated to reflect contemporary best practice and State Government requirements and
- new provisions to promote the protection of First Nations interests in a way that complements the *Aboriginal Cultural Heritage Act 2003*.

How can I find out more?

- Go to the following parts of the [proposed planning scheme](#):
 - Reconfiguring a Lot Code
 - Mapping - Find out the minimum lot size, zoning and overlay mapping [proposed for your property](#)
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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