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| **Table 9.2.1.1 Reconfiguring a lot (subdividing one lot into two lots) and associated operational work requiring compliance assessment** |

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| **Compliance outcomes** | | **AO Compliance**   * **Yes** * **No** | **Council confirmation** |
| **Lot design** | |  |  |
| **CO1** | Each lot must comply with the following minimum road frontage and minimum  area requirements:   |  |  |  | | --- | --- | --- | | **Zone (precinct)** | **Minimum primary frontage (metres)** | **Minimum area (m2)** | | General Residential Zone | | | | Coastal Communities | 32 | 800 | | Suburban | 18 | 600 | | Next Generation | 18 | 600 | | Urban | 32 | 800 | | Industry Zone | | | | Mixed Industry and Business | 25 | 1000 | | Light Industry | 35 | 2500 | | General Industry | 45 | 4000 | | Restricted Industry | 55 | 6000 | | Marine Industry | 45 | 4000 | | Note - The minimum area of the lot and minimum frontage (for the purpose of rear lots, road frontage is the average width of the lot) comply with the minimum road frontage and minimum lot areas for each zone precinct as listed in above. | | | |  |  | | --- | | Note - Minimum area excludes the area of any access strip and any land encumbered by an easement. | |  |  |
| **CO2** | Each lot provides for a development footprint. |  |  |
| **CO3** | Any rear lot must comply with the following:   1. the number of adjoining rear lots does not exceed 2 along the same street; 2. only one rear lot is provided behind each standard lot; 3. no more than two rear lot access strips directly adjoin each other; 4. no more than two rear lots gain access from the head of a cul-de-sac; 5. a development does not involve the dedication of land as road reserve. |  |  |
| **CO4** | The reconfiguration ensures that any existing buildings and structures are set back to any new property boundary in accordance with the setback requirements in the applicable General residential zone and Industrial zone codes. |  |  |
| **CO5** | The reconfiguration enables that any proposed buildings and structures can comply with boundary setback requirements to any new property boundary in accordance with the setback requirements in the applicable General residential zone and Industry zone codes. |  |  |
| **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. |  |  |
| **Hazard management** | |  |  |
| **CO7** | No new lots are created on land within:   * Medium risk area of the Overlay maps – Flood hazard * High risk area of the Overlay maps – Flood hazard; * Medium risk storm tide inundation area of the Overlay maps – Coastal hazard (storm tide inundation); * High risk storm tide inundation area of the Overlay maps – Coastal hazard (Storm tide inundation); or * Erosion prone area of the Overlay maps- Coastal hazard (Erosion prone area).  |  | | --- | | Note - Information on the flood hazard for individual sites is available on Council’s Floodcheck website. Available at <https://www.moretonbay.qld.gov.au/floodcheck/> | |  |  |
| **CO8** | No new lots are created on land identified in Overlay map - Bushfire hazard. |  |  |
| **CO9** | No new lots are created where the existing slope of the land is 15 % or greater (refer Overlay map - Landslide hazard). |  |  |
| **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 alternate potable water supply source (e.g rainwater, bore water), with a minimum storage capacity in accordance with Planning scheme policy - Integrated design. |  |  |
| **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 Planning scheme policy - Integrated design.   |  | | --- | | Editor's note - sewered area is defined in the *Plumbing and Drainage Act 2002* and means a service area for a sewerage service under the *Water Supply (Safety and Reliability) Act 2008.* | |  |  |
| **CO12** | Each lot is connected to an electricity supply network in accordance with Planning scheme policy - Integrated design. |  |  |
| **CO13** | Each lot is connected to a telecommunications network in accordance with Planning scheme policy - Integrated design. |  |  |
| **CO14** | Infrastructure (water supply, sewerage, roads, stormwater quality and quantity, recreation parks, land only for community purposes) is designed and constructed to service lots in accordance with Planning scheme policy - Integrated design. |  |  |
| **Access** | |  |  |
| **CO15** | Each lot has lawful, safe and practical access to the existing road network via:   * direct road frontage; or * an access strip (for a rear lot); or * an access easement. |  |  |
| **CO16** | Where access to a lot is proposed via an access strip or easement, the access strip or easement has:   * a minimum width in accordance with Planning scheme policy - Integrated design; or * if no minimum width is prescribed above, a minimum width of 5 m in the General residential zone or 8 m in the Industrial zone. |  |  |
| **CO17** | The maximum length of an access strip or easement :   * does not exceed any maximum length prescribed in Planning scheme policy - Integrated design; or * if no maximum length is prescribed above, the maximum length of an access strip or easement is 50m. |  |  |
| **CO18** | The gradient of an access strip or easement does not exceed 15%. |  |  |
| **CO19** | A driveway crossover to each lot is designed and constructed in accordance with Planning scheme policy - Integrated design and AS/NZS 2890.1 section 3. |  |  |
| **Stormwater** | |  |  |
| **CO20** | On-site erosion and the release of sediment or sediment-laden stormwater from the premises is minimised at all times including during construction and complies with Planning scheme policy - Integrated design.  **or**  A Sediment and Erosion Control Plan complies with the draft Urban Stormwater - Quality Planning Guidelines. |  |  |
| **Earthworks** | |  |  |
| **CO21** | Filling or excavation on the premises does not exceed a maximum of 1m vertical change in natural ground level at any one point. |  |  |
| **CO22** | Filling or excavation does not cause ponding on the premises or adjoining land. |  |  |
| **CO23** | Filling or excavation are undertaken in accordance with Planning scheme policy - Integrated design. |  |  |