

Division 13: Reconfiguring a Lot Code

About the Reconfiguring a Lot Code

- The Reconfiguring a Lot Code regulates development for Reconfiguring a Lot, which is either Code assessable or Impact assessable.
- The Code regulates the manner in which land is reconfigured or subdivided, including minimum lot sizes and dimensions, means of access, open space provision and provision of essential services.
- The operational works associated with Reconfiguring a Lot is regulated by the Development Standards – Reconfiguring a Lot Code, which stipulates the method for undertaking works eg. type of road construction, water and sewer infrastructure construction, and is also applicable (as indicated by the Tables of Assessment for the relevant Zone/Overlay) in the consideration of applications for Reconfiguring a Lot.

The House Code is also applicable (as indicated by the Tables of Assessment for the relevant Zone/Overlay) in the consideration of applications for Reconfiguring a Lot.

(1) Reconfiguring a Lot Code

The provisions in this division comprise the Reconfiguring a Lot Code. They are;

- (i) The Purpose of the Reconfiguring a Lot Code – Section (2); and
- (ii) The Specific Outcomes, Probable Solutions and Acceptable Solutions for Reconfiguring a Lot development – Table 6.13.1.

(2) The Purpose of the Reconfiguring a Lot Code

The purpose of the Reconfiguring a Lot Code is to achieve the following overall outcomes;

- (i) Lot design and size is suited to its intended and potential uses, and in the Rural Zone the agricultural potential of the land;
- (ii) A range of lot sizes are available, across the various Zones and Precincts, to meet the needs of the community;
- (iii) The rearranging of boundaries maintains or improves the usability of the land and access to all lots;
- (iv) The creation of access easements from constructed roads maintains or improves access to all lots without compromising the functioning or efficiency of the existing road network;
- (v) The creation of additional lots ensures;
 - (a) Their area, dimension and nature that are consistent with the outcomes sought for the zone in which it occurs, potential uses and any approved uses;
 - (b) That significant physical features and constraints of the land are taken into account;
 - (c) The inclusion of the necessary boundary setbacks and buffer of uses;
 - (d) Appropriate infrastructure and services supplied in an efficient and cost effective manner;
 - (e) There is sufficient area to enable sustainable on-site sewerage treatment and have demonstrated on-site domestic and emergency water supply in areas where reticulated services are not available; and
 - (f) Open spaces, and pedestrian, cycling and road access linkages are provided to existing areas or facilities on adjoining land.

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE	
Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Reconfiguring of a Lot development</i>	
Lot Size and Configuration	
<p>S1 The configuration of lots; (i) Have a sustainable level of impact on the natural environment, having regard to water supply and water quality, effluent disposal, potential erosion and natural habitat; (ii) Retain significant landscape features, views and vegetation cover; (iii) Provide for a high level of residential amenity, access to services and facilities, and safety from risk of natural hazards such as flooding and bushfire.</p>	<p>P1.1 The location and layout of lots minimises the extent of cut and fill for building areas and road construction.</p> <p>P1.2 Building Location Envelopes are established in areas with the least impact on natural features and existing vegetation is retained and enhanced through appropriate landscaping.</p> <p>P1.3 No solutions specified.</p>
Road Network and Access	
<p>S2 The design and construction of new roads; (i) Is of a standard capable of catering for traffic associated with the intended use of the land and surrounding land; (ii) Is of a standard consistent with connecting roads; (iii) Ensures that the overall road network is capable of operating safely and efficiently.</p>	<p>P2 New roads are designed and constructed to the standards specified in the Development Standards Code – Works - Roads, as applicable to Operational Works for Reconfiguring a Lot.</p>
<p>S3 Access driveways and access easements; (i) Provide equitable and suitable access to lots; and (ii) Are designed so as to be safe, not to impede natural surface drainage patterns and without significant impacts on the amenity of surrounding premises.</p>	<p>P3.1 No solution specified</p>
<p>S4 The road network is of a standard necessary to service the development.</p>	<p>P4.1 External road works, whether new road construction or the upgrade of existing roads, are undertaken to provide a road network designed to the standards specified in the Development Standards Code – Works - Roads, as applicable to Operational Works for Reconfiguring a Lot.</p>
Open Space Provision	
<p>S5 Development contributes to the provision of newly created open space areas in the Shire; and provides for open spaces which; (i) Contribute toward the legibility and character of the surrounding area; (ii) Is of an appropriate location, size, shape to meet the formal and/or informal recreational needs of the immediate community and surrounding district; (iii) Is linked to the surrounding open space network and provides for convenient pedestrian and cycle movement; (iv) Has a multifunction role in providing for recreation, and stormwater management and environmental care; (v) Is located to enable the retention of significant vegetation, watercourses, riparian corridors and other habitat areas, their associated buffers, linkages and any cultural heritage features; (vi) Is safe and overlooked by dwelling units; and (vii) Is cost-effective to maintain.</p>	<p>P5.1 Reconfiguration of a lot developments which would result in the creation of lots for uses in the Residential, Commercial or Industrial Use Classes, allocate 10% of the site area as public open space.</p> <p>P5.2 The location and layout of lots allows for the buffering of watercourses and any associated riparian vegetation to a minimum width of 25m, as measured from the top of bank.</p> <p>P5.3 Reconfiguration of a lot developments on land which adjoins existing open space areas with pedestrian and/or cycle paths; provide for the extension of those paths in the area of public open space allocated by the development.</p>

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>All Reconfiguring of a Lot development</i>	
Drainage	
<p>S6 Stormwater runoff is contained and managed so that it does not adversely affect:</p> <ul style="list-style-type: none"> (i) The upstream or downstream building environment; (ii) The natural stream systems; or (iii) Surface or groundwater quality. 	<p>P6.1 Road and drainage works are designed and constructed to the standards specified in the Development Standards Code, as applicable to Operational Works for Reconfiguring a Lot.</p>
Services	
<p>S7 Newly created lots are capable of being connected to, or provided for within the lot, an appropriate level of the following:</p> <ul style="list-style-type: none"> (i) Domestic and emergency water supply; (ii) Sewerage disposal; (iii) Drainage; (iv) Electricity supply; and (v) Telecommunications. 	<p>P7.1 Newly created lots are connected to electricity.</p> <p>P7.2 Newly created lots which are incapable of connecting to the reticulated water supply, have on site means of providing water supply for domestic use and for emergency purposes by:</p> <ul style="list-style-type: none"> (i) The use of a bore (approved by the Department of Natural Resources and Mines); or (ii) The provision of water tanks (with a minimum of 45 000 litre capacity being for domestic purposes). <p>P7.3 Newly created lots which are incapable of connecting to the reticulated sewerage system, have on-site disposal methods that meet:</p> <ul style="list-style-type: none"> (i) The Department of Natural Resources and Mines <i>On-site Sewerage Code (July 2002)</i> or any subsequent update of that Code; and (ii) AS/NZS 1547:2000 <i>On-site Domestic Wastewater Management</i>.
<i>Reconfiguring a Lot in the Rural Zone</i>	
Lot Size and Configuration	
<p>S8 Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes; to ensure separation of uses; and to maintain rural character; whilst having regard for whether the proposed lot boundaries are derived from one or more of the following:</p> <ul style="list-style-type: none"> (i) The configuration of the existing and proposed lots; (ii) The nature of any existing use on the land or intended use of land in the Rural Zone/ Areas; (iii) The existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; (iv) The location of existing road reserves and access to proposed and existing lots; (v) The opportunity to facilitate improved land management practices; or (vi) A soil study for the subject land, prepared by suitably qualified persons, which demonstrates that the land displays traits of a different Land Classification than that mapped in Appendix 2 – Overlay Maps B1, B2 and B3. 	<p>P8.1 The minimum lot size for newly created lots in the Rural – Good Quality Agricultural Area, comprising Good Quality Agricultural Land mapped as Classes A1, A2, B & C1 in Appendix 2 – Overlay Maps: Agricultural Land Use Overlays, is;</p> <ul style="list-style-type: none"> (i) 60 ha if the subject lot or Site Area within a lot is Class A1 Crop Land; (ii) 30 ha if the subject lot or Site Area within a lot is Class A2 Crop Land; (iii) 80 ha if the subject lot or Site Area within a lot is Class B Limited Crop Land; or (iv) 200 ha if the subject lot or Site Area within a lot is Class C1 Pasture Land. <p>P8.2 The minimum lot size for newly created lots on other Rural Zoned land, comprising Non Good Quality Agricultural Land mapped as Classes C2 and C3 in Appendix 2 – Overlay Maps: Agricultural Land Use Overlays, is;</p> <ul style="list-style-type: none"> (i) 1000 ha if the subject lot or Site Area within a lot is Class C2 Pasture Land; or (ii) 1000 ha if the subject lot or Site Area within a lot is Class C3 Pasture Land. <p>P8.3 Lot sizes and boundaries substantially reflect the land classifications as mapped in Appendix 2 – Overlay Maps: Agricultural Land Class Overlays.</p> <p>P8.4 Lot sizes smaller than those specified in P8.1 and P8.2 above, only occur where the proposal is for the rearrangement of existing boundaries where no additional lots are being created.</p>

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development		Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).	
<i>Reconfiguring a Lot in the Special Industrial Zone</i>			
Lot Size and Configuration			
<p>S9 Lots are of an appropriate size and configuration; (i) To provide efficient land use; (ii) To provide for on-site services and access; (iii) To accommodate the necessary boundary setbacks and buffering; and (iv) which have regard for whether the proposed lot boundaries are derived from one or more of the following: (a) The configuration of the existing and proposed lots; (b) The nature of any existing use on the land or proposed use; (c) The natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation; (d) The existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; and (e) The location of existing road reserves and access to proposed and existing lots.</p>	<p>P9.1 The minimum lot size for newly created lots is 2000m².</p> <p>P9.2 Lot sizes smaller than those specified in P9.1 above, occur where; (i) The proposal is for the rearrangement of existing boundaries: (a) Where no additional lots are being created; and (b) Where the proposed lot boundaries better reflect the natural features on the land; or (c) Would otherwise facilitate improved land management practices; or (ii) The proposal relies on one or more of the matters in S9.</p>		
<i>Reconfiguring a Lot in the Open Space Zone</i>			
Lot Size and Configuration			
<p>S10 Lots are of an appropriate size and configuration to sustain the intended uses in the Zone, to provide green spaces and connectivity of open space networks, whilst having regard for whether the proposed lot boundaries are derived from one or more of the following: (i) The configuration of the existing and proposed lots; (ii) The nature of any existing use on the land or intended use of land in the Open Space Zone/Areas; (iii) The natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation; (iv) The existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; and (v) The location of existing road reserves and access to proposed and existing lots.</p>	<p>No solution specified</p>		
<i>Reconfiguring a Lot in the Town Zone (excluding the Town – Rural Residential Precinct)</i>			
Lot Size and Configuration			
<p>S11 Lots are of an appropriate size and configuration to sustain the intended uses for the Zone, to ensure necessary separation of uses, and to maintain town character; whilst having regard for whether the proposed lot boundaries are derived from one or more of the following: (i) The configuration of the existing and proposed lots; (ii) The location and nature of any existing buildings, existing use on the land or intended use of land in the Town Zone/Precincts; (iii) The natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation; (iv) The existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; and (v) The location of existing road reserves and access to proposed and existing lots.</p>	<p>P11.1 Newly created lots have minimum lot sizes and lot dimensions as follows (i) Town – Commercial Precinct: (a) 300m² minimum lot size (b) 10m minimum frontage (ii) Town – Residential Precinct (a) 600m² minimum lot size (b) 20m minimum frontage (iii) Town – Residential Accommodation Precinct (a) 400m² minimum lot size (b) 15m minimum frontage (iv) Town – Industrial Precinct (a) 1000m² minimum lot size (b) 25m minimum frontage (v) Town – Community Precinct and Town – Recreation Precinct (a) No Probable Solution is specified.</p> <p>P11.2 Lot sizes or dimensions smaller than those specified in P1.1 above, occur where; (i) The proposal is for the rearrangement of existing boundaries: (a) Where no additional lots are being created; and (b) Where the proposed lot boundaries better reflect the natural features on the land; or (ii) Where the proposed lot boundaries better reflect the layout of existing buildings on the site; or (iii) The proposal relies on one or more of the matters included in S11.</p>		

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>Reconfiguring a Lot in the Town Zone (excluding the Town – Rural Residential Precinct)</i>	
Services	
<p>S12 Newly created lots are afforded urban standard of services including;</p> <ul style="list-style-type: none"> (i) Domestic and emergency water supply; (ii) Sewerage disposal; (iii) Drainage; (iv) Electricity supply; and (v) Telecommunications. 	<p>P12.1 Newly created lots are connected to reticulated water and sewerage systems and electricity.</p> <p>P12.2 Water and sewerage systems, drainage and utilities are designed and constructed in accordance with the standards specified in the Development Standards Code – Works – Water and Works - Sewerage as applicable to Reconfiguring a Lot.</p>
<i>Reconfiguring a Lot in the Village Zone (excluding the Village – Rural Residential Area)</i>	
Lot Size and Configuration	
<p>S13 Lots are of an appropriate size and configuration to sustain the intended uses for the Zone, to ensure necessary separation of uses, and to maintain the Village character; whilst having regard for whether the proposed lot boundaries are derived from one or more of the following;</p> <ul style="list-style-type: none"> (i) The configuration of the existing and proposed lots; (ii) The nature of any existing use on the land or intended use of land in the Village Zone/Areas; (iii) The natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation; (iv) The existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; and (v) The location of existing road reserves and access to proposed and existing lots. 	<p>P13.1 Newly created lots have:</p> <ul style="list-style-type: none"> (i) A minimum lot size of 800m²; and (ii) A minimum frontage of 20m. <p>P13.2 Lot sizes or dimensions smaller than those specified in P13.1 above, occur where;</p> <ul style="list-style-type: none"> (i) The proposal is for the rearrangement of existing boundaries; (a) Where no additional lots are being created; and (b) Where the proposed lot boundaries better reflect the natural features on the land; or (c) Where the proposed lot boundaries better reflect the layout of existing buildings on the site; or (ii) The proposal relies on one or more of the matters included in S13.
<i>Reconfiguring a Lot in the Rural Residential Zone</i>	
Lot Size and Configuration	
<p>S14 Lots are of an appropriate size and configuration to sustain the intended uses for the Zone, to ensure necessary separation of uses, and to maintain rural residential character; whilst having regard for whether the proposed lot boundaries are derived from one or more of the following:</p> <ul style="list-style-type: none"> (i) The configuration of the existing and proposed lots; (ii) The nature of any existing use on the land or intended use of land in the Rural Residential Precinct/Area; (iii) The natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation; (iv) The existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; and (v) The location of existing road reserves and access to proposed and existing lots. 	<p>P14.1 Newly created lots have a minimum lot size of;</p> <ul style="list-style-type: none"> (i) 3000m² where able to be connected to a reticulated sewerage system; or (ii) 4000m² where on-site effluent disposal methods are to be employed. <p>P14.2 Newly created lots have a minimum dimensions of;</p> <ul style="list-style-type: none"> (i) 30m road frontage; (ii) 100m depth where able to be connected to a reticulated sewerage system; or (iii) 200m where on-site effluent disposal methods are to be employed. <p>P14.3 Lot sizes or dimensions smaller than those specified in P14.1 & P14.2 above, occur where;</p> <ul style="list-style-type: none"> (i) The proposal is for the rearrangement of existing boundaries: (a) Where no additional lots are being created; and (b) Where the proposed lot boundaries better reflect the natural features on the land; or (ii) The proposal relies on one or more of the matters included in S14.

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
Reconfiguring a Lot in the Rural Residential Zone	
Suitability of Land	
<p>S15 The creation of Rural Residential lots occurs on land where the new lots; (i) Do not compromise the viable and sustainable agricultural use (whether existing or potential use) of Good Quality Agricultural Land on adjoining land; (ii) Are capable of being adequately serviced by on-site effluent disposal systems, where not able to be connected to reticulated sewer; (iii) Are topographically suited to the intended use of the land in the Rural Residential Zone; and (iv) Do not compromise the water quality values of any underground aquifer.</p>	<p>P15.1 Development applications for reconfiguring land which is adjacent to Good Quality Agricultural Land provide for; (i) Building envelopes within newly created lots which are setback a minimum of 300m from adjoining Rural Zoned land; and (ii) The provision or retention of a vegetated buffer with a minimum width of 100m to adjoining Rural Zoned land, either as public open space or within proposed lots.</p> <p>P15.2 Where the requirements of P15.1 above are not proposed or cannot be met, the proposal complies with the acceptable solutions in the <i>Planning Guidelines: Separating Agricultural and Residential Land Uses, August 1997</i> in achieving suitable buffers between residential uses and agricultural uses.</p> <p>P15.3 Each separate lot proposed has soil characteristics which are capable of sustaining the on-site disposal of effluent, where the lot or lots are not proposed to be connected to the reticulated sewer system.</p> <p>P15.4 Newly created lots contain slopes less than 15% gradient.</p>
Supply of Rural Residential Lots	
<p>S16 The creation of Rural Residential lots is commensurate with the demand for new lots.</p>	<p>P16.1 Development proposals for reconfiguring a lot have a maximum of 25 proposed lots, whether or not the proposal includes the staging of development.</p>
Access	
<p>S17 The design and construction of new roads; (i) Is of a standard capable of catering for traffic associated with the intended use of the land and surrounding land; (ii) Is of a standard consistent with connecting roads; (iii) Ensures that the overall road network is capable of operating safely and efficiently.</p>	<p>P17.1 Newly created lots; (i) Do not have direct access to main roads or principal roads, (ii) Are accessed from an internal road; and (iii) Do not create or add to ribbon development.</p> <p>P17.2 Newly created lots are accessed by sealed roads, from the nearest town within the Shire.</p>
Reconfiguring a Lot in the Alton Downs Zone	
Lot Size and Configuration	
<p>S18 Lots are of an appropriate size and configuration to; (i) Sustain the intended uses for the Zone; (ii) Ensure necessary separation of uses; (iii) Maintain the semi-rural character in Precincts 1A & 1B, and (iv) Maintain the rural character in Precinct 2; whilst having regard for whether the proposed lot boundaries are derived from one or more of the following; (v) The configuration of the existing and proposed lots; (vi) The nature of any existing use on the land; (vii) The natural landforms and topography of the land including soil types, slopes, flooding and drainage characteristics and the location of existing vegetation; (viii) The existence of any natural topographical features such as watercourses and gullies which traverse or constrain the land; (ix) The existence of any native vegetation which should have minimal disturbance due to boundary fence lines and provision of access tracks; and (x) The location of existing road reserves and access to proposed and existing lots.</p>	<p>P18.1 Newly created lots in the Alton Downs – Precincts 1A & 1B have; (i) A minimum lot size of 8ha; and (ii) A minimum primary road frontage length of 200m.</p> <p>P18.2 Lots in the Alton Downs – Precinct 2 have; (i) A minimum lot size of 50ha; and (ii) A minimum primary road frontage length of 800m.</p> <p>P18.3 Lot sizes or dimensions smaller than those specified in P18.1 & P18.2 above, occur where; (i) The proposal is for the rearrangement of existing boundaries: (a) Where no additional lots are being created; and (b) Where the proposed lot boundaries better reflect the natural features on the land; or (ii) The proposal relies on one or more of the matters A-F included in S14.</p>

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>Reconfiguring a Lot in the Alton Downs Zone</i>	
Development Density	
<p>S19 Development densities of dwelling units reflect the desired character of the Zone, as described in the Overall Outcomes for the Zone.</p>	<p>P19.1 The maximum development density for existing or newly created lots is (i) In Precinct 1A and 1B: 1 dwelling unit per 8 ha of lot area; and (ii) In Precinct 2: 1 dwelling unit per 16ha of lot area.</p> <p>P19.2 The maximum development densities for existing or newly created lots only exceeds that in P19.1 above, where; (i) The proposed lot size falls below the minimum lot size as required by P19.1 and P19.2 above; and (ii) There are no additional lots created; and (iii) The following is achieved; (a) The effluent disposal on site is achieved by satisfying the performance requirements and performance criteria of the Interim Code of Practice for On-Site Sewerage Facilities gazetted on 2 July 1999 or any subsequent revised code; (b) The siting of the dwelling unit is clear of the flood water levels of the 1991 flood event, as shown by aerial photography produced by the Department of Natural Resources; (c) The provision of water tanks on-site, sufficient to provide for part of the domestic usage for a dwelling house, where as a minimum, a 45 000 litre water tank capacity is provided; and (d) The provision of sustainable water supply for the balance of domestic use, garden and emergency purposes that has not adverse impacts on adjacent water users.</p>
<p>S20 The subdivision of land in Alton Downs – Precinct 2; (i) Does not further fragment the historical subdivision of the area; and (ii) Does not result in increased pressures for road upgrades and the provision of services.</p>	<p>P20.1 No additional lots are created in Alton Downs – Precinct 2.</p>
Access	
<p>S21 The design and construction of new roads; (i) Is of a standard capable of catering for traffic associated with the intended use of the land and surrounding land; (ii) Is of a standard consistent with connecting roads; and (iii) Ensures that the overall road network is capable of operating safely and efficiently.</p>	<p>P21.1 Newly created lots in Alton Downs – Precincts 1A & 1B are provided with sealed road access.</p>
Water supply	
<p>S22 Development is provided with adequate water tank storage capacity, to sustain domestic, non-domestic and emergency purposes.</p>	<p>P22.1 Newly created lots are provided with an on-site water supply with the provision of a water tank with a minimum capacity of 45 000 litres, suitable for the supply of water for a house.</p>

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>Reconfiguring a Lot in the Gracemere – Stanwell Zone</i>	
Lot Size and Configuration	
<p>S23 The reconfiguration layout gives the location a strong and positive identity by responding to site characteristics, setting, landmarks, places of cultural heritage significance and views and by establishing clearly legible street and streetscaping themes.</p>	<p><i>(in relation to S23 to S38)</i> Reconfiguration development is in accordance with an approved Precinct Master Plan or other Development Plan that;</p> <ul style="list-style-type: none"> (i) Is consistent with Council's lot reconfiguration requirements; and/or (ii) In accordance with <i>Queensland Streets</i>, Austroads, and the <i>Queensland Urban Drainage Manual</i>; and
<p>S24 The reconfiguration layout facilitates the staged development of the precinct in an orderly, integrated and cost-effective way, and the integration of industrial premises into their surroundings, ensuring minimal impact on the amenity of adjacent or nearby areas.</p>	<p>Newly created lots have a minimum lot size of:</p> <ul style="list-style-type: none"> (i) 1000 square metres in the Low Impact Industry Precinct; (ii) 4000 square metres in the Medium Impact Industry Precinct; and (iii) One (1) hectare in the High Impact Industry Precinct.
<p>S25 The street system provides a high level of internal accessibility and good external connections for vehicles (including heavy vehicles), which includes minimising the use of culs-de-sac.</p>	
<p>S26 The street system has the capacity to safely and efficiently accommodate projected vehicle movements, and must allow adequate and safe connectivity to the external road network in a way that does not compromise the operating conditions of that network, particularly the Capricorn Highway.</p>	
<p>S27 In Business and Industry Precincts, including the Low Impact Industry, Medium Impact Industry and High Impact Industry Precincts, a network of pedestrian ways and cycle routes is provided in accordance with:</p> <ul style="list-style-type: none"> (i) The need to encourage walking and cycling; (ii) Likely users; (iii) Opportunities to link open space networks, and the neighbouring Gracemere urban area; (iv) Topography; (v) Cyclist and pedestrian safety; and (vi) Cost effective provision. 	
<p>S28 The lot design and layout allows for a mix of lot sizes that provides for a variety of industrial and other compatible land uses, consistent with the precinct intent, the safe and efficient operation of uses and which minimise impacts on the environment.</p>	
<p>S29 The lot design and layout allows for the on-site requirements outlined in the other Elements of this Code and Development Standards – Reconfiguring a Lot Code.</p>	
<p>S30 The layout contributes to the legibility and character of the precinct, provide for the desirable range of uses and activities, be cost-effective to maintain, and contribute to environmental sustainability.</p>	
<p>S31 The layout retains significant vegetation and habitat areas, particularly riparian corridors as indicated on the Wetlands Overlay (Maps B13, B14 & B15). A minimum buffer of 25 metres from the high bank of watercourses is retained to protect native vegetation and enable regrowth of native plant species. Reductions to the buffer width may be appropriate for essential site works, provided that corridor connectivity and water quality/habitat values are maintained.</p>	

TABLE 6.13.1 RECONFIGURING A LOT DEVELOPMENT CODE (continued)

Specific outcomes (S) for Code and Impact assessable development pact assessable development	Probable Solutions (P) for Code and Impact assessable development; and Acceptable Solutions (A) for Self assessable development. (where Self assessable development does not meet the Acceptable Solutions in the applicable codes, it requires Code assessment. Refer to Section 1.2.9).
<i>Reconfiguring a Lot in the Gracemere – Stanwell Zone</i>	
Lot Size and Configuration	
<p>S32 The layout incorporates natural and cultural features, allows for the control of soil erosion and sedimentation, and avoids inappropriate development on flood-prone land.</p>	<p><i>(in relation to S23 to S38)</i> Subdivisional development is in accordance with an approved Precinct Master Plan or other Development Plan that;</p> <p>(i) Is consistent with Council's lot reconfiguration requirements; and/or (ii) Is in accordance with <i>Queensland Streets</i>, Austroads, and the <i>Queensland Urban Drainage Manual</i>;</p>
<p>S33 The layout is integrated with its surrounding urban and/or natural environment, allows for orderly and cost-effective staged provision of infrastructure, and provides for reasonable buffers between any existing or potential incompatible land uses.</p>	
<p>S34 The layout of areas adjoining or close to residential or rural residential uses, ensures that the lots allow for the siting and design of premises which incorporate effective measures to manage air, noise and light emissions and other adverse impacts.</p>	
<p>S35 Public or communal open space and landscaping is incorporated, which provides;</p> <p>(i) A range, equitable distribution and connectivity of recreation settings, paths, and attractive settings and focal points;</p> <p>(ii) For the opportunities and constraints presented by the physical characteristics of the land in the proposed use, landscaping and facilities;</p> <p>(iii) Opportunities for the incorporation of existing trees, rocks, streams and other sites of natural or cultural value, and linkage of habitats and wildlife corridors;</p> <p>(iv) Opportunities to link public open spaces into a legible network;</p> <p>(v) Public safety and reasonable amenity of adjoining land uses in the design of facilities and associated engineering works;</p> <p>(vi) Effective visual buffering, and separation of industrial activities from surrounding incompatible uses and sensitive areas;</p> <p>(vii) Acceptable maintenance requirements and costs; and</p> <p>(viii) A clear relationship between public open space and adjoining land uses established by appropriate treatment including alignment, fencing, landscaping, and issues of security and surveillance.</p>	
<p>S36 The provision of development infrastructure, including sewerage, water, electricity, stormwater drainage, street lighting, and communication services, is cost-effective over its life cycle and incorporates provisions to minimise adverse environmental impact in the short and long term.</p>	
<p>S37 The design of the subdivision layout provides for;</p> <p>(i) A drainage system that maintains natural drainage patterns as much as possible,</p> <p>(ii) A drainage which does not cause damage or nuisance flows to adjoining, downstream or upstream lands,</p> <p>(iii) A drainage system that can be economically maintained,</p> <p>(iv) A drainage system that has the capacity to convey stormwater flows so that acceptable levels of risk to people and property are achieved,</p> <p>(v) The safety and convenience of people using the area, and</p> <p>(vi) Maximum use of porous surfaces (on-site infiltration).</p>	
<p>S38 The stormwater management system is designed to minimise the environmental impact of urban run-off on receiving water quality and on other aspects of the natural environment, such as watercourses and existing vegetation, by employing best management measures which are technically appropriate and effective in reducing run-off and pollution travel in the catchment.</p>	

Division 13: Schedule A Reconfiguring a Lot: Assessment Report Requirements

A Reconfiguration of a Lot Assessment Report is required to be prepared for the assessment of development applications for all Reconfiguring a Lot development, and is to provide information on those of the following that are relevant to the proposed development:

The site and proposal:

1. A scaled plan of the site indicating the location of:
 - Proposed lot boundaries and any proposed staging of lots;
 - Site access and any proposed roads within the site;
 - Proposed building envelopes; and
 - Topographical and natural features such as watercourses, ridgelines, and the extent of existing vegetation.
2. A description and location of land uses on adjoining land.
3. Where proposed lots are not to be connected to the reticulated sewerage system, soil analyses prepared by suitably qualified persons for each proposed lot are required to confirm whether on-site disposal of effluent can be achieved to the necessary standard;
4. A scaled plan with contour information over the site area; or an appraisal of the site's topography to the extent necessary to demonstrate compliance with the Code;
5. A plan showing the location of any adjoining Rural Zoned land, existing buildings, and proposed buffers to achieve separation distances between residential and agricultural uses; and
6. A description of the impact of the proposal on existing recreation areas, and the proposed provision of recreation and sport areas, including linkages and non-motorised networks.