

# RECONFIGURATION OF A LOT IN LOW DENSITY RESIDENTIAL ZONE



## Development Guidance Factsheet

Bundaberg Regional Council has developed a series of factsheets to provide guidance on development.

An important first step is finding out your site's zoning and overlay information as this will help you determine the requirements that will apply. To do this, please visit [bundaberg.qld.gov.au/interactive-mapping-system](http://bundaberg.qld.gov.au/interactive-mapping-system) or contact Council on the details below. Our staff are more than happy to provide further assistance on mapping, and are also available to discuss your development further.

### What are zones?

A zone is a way of putting land into 'categories' about where certain uses can be established.

### What are overlays?

Overlays are maps that show important site features and constraints, for example flooding, bushfire, steep land, areas for coastal protection or with good quality agricultural land.

## Contact Council

1300 883 699

between 8.15am to 4.45pm Monday to Friday

[duty.planner@bundaberg.qld.gov.au](mailto:duty.planner@bundaberg.qld.gov.au)

Level 6 Auswide Building

16 - 20 Barolin Street, Bundaberg

(see website for other office locations)

between 8.15am to 4.45pm Monday to Friday

[bundaberg.qld.gov.au](http://bundaberg.qld.gov.au)



If you are reconfiguring a lot in the Low Density Residential Zone, you will need to make a development application to Bundaberg Regional Council.

Reconfiguring a lot involves changes to property boundaries and the formation of land parcels or 'lots'. This type of development can include:

- › Creating new lots by subdividing another lot or lots;
- › Amalgamating two or more lots;
- › Rearranging the boundaries of a lot or lots; and
- › Creating an easement to give access to a lot from a constructed road.

## Type of development application required

The type of development application and 'level of assessment' by Council is dependent on whether a proposal can meet minimum lot size and dimension requirements for the proposed lots:

### Meeting the minimum lot size and dimension requirements...

If sewered:  
Minimum lot size is 600sqm



If not sewered:  
Minimum lot size is 1,500sqm



Your application will be 'Code Assessable'.

If you are proposing a hatchet style or irregular shaped lot, there are additional requirements that you need to meet. If you are proposing to create this type of lot it will be best to speak directly to Council about the design of your development.

### Otherwise..

Your application will be 'Impact Assessable': Your development will require a more comprehensive assessment and the community will have an opportunity to review and make a submission on the proposal (which carry appeal rights).

## Key development considerations for residential subdivision

If sewered:



15m minimum  
frontage



Maximum 3:1  
depth to frontage ratio

If not sewered:



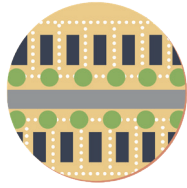
20m minimum  
frontage



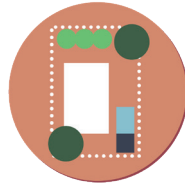
Maximum 3:1  
depth to frontage ratio

## Key development considerations for residential subdivision

Some of the other important design elements that will need to be addressed...



Residential density of 7-15 dwellings per hectare for dwelling houses in seweraged areas (otherwise 15-25 equivalent dwellings per hectare)



Good design principles – lot layout and configuration is responsive to the site, setting, character, landmarks



Vehicle access – Each lot is provided with safe access to the relevant standards and sufficient on-site vehicle parking



On a sloping site, and need to excavate or fill, you will need to meet certain requirements



Development is to be provided with sewerage, water supply and stormwater drainage (where available)



Maintaining a high level of safety and residential amenity

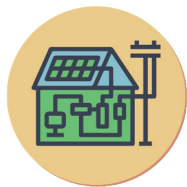


For construction, there will be certain requirements to minimise air emissions, noise or lighting



Landscaping in accordance with design standards

Important site features and constraints that will be assessed...



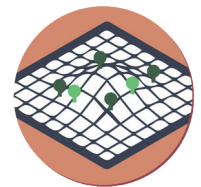
Electricity infrastructure easements, transformers



Natural hazards/constraints are shown on overlay mapping and may affect the ability to develop or nature of development



Reverse amenity and encroachment on existing rural infrastructure



Significant trees, vegetation and topographic features retained

## Costs for development

Development application fees and infrastructure charges will be involved with a development application and can be obtained from Council's website or at a prelodgement meeting.

## Lodging a development application

To lodge a development application with Council, we recommend that you contact us, or refer to our website.

## Does the State government need to see it as well?

The Queensland Government via the State Assessment Referral Agency is required to assess certain development if it will impact on things like native vegetation, coastal areas, heritage places and State transport infrastructure, amongst other things. It is recommended that you check State interests that may apply to your site via the Development Assessment Mapping System at [planning.dsdmip.qld.gov.au/maps](http://planning.dsdmip.qld.gov.au/maps) or by calling the local SARA office on 07 4331 5614.