

RURAL BOUNDARY REALIGNMENT



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 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

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



If you are looking to rearrange the boundaries of your rural land without creating any additional lots, a development application needs to be made to Council. This application will be assessable against 'codes' in the planning scheme which have requirements about the lot design.

Key Design Considerations

The following outlines what will need to be considered when making a development application for the rearranging of boundaries where your land is in the Rural Zone.

Rearranging boundaries should result in an improvement to the current situation, like...



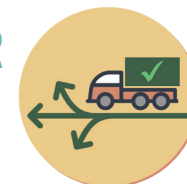
Supporting and improving rural productivity

OR



Fixing a boundary that a structure is straddling

OR



Improving access

OR



Creating more regular-shaped lots

OR



Improving lot layout

Some of the key attributes that will need to be met, and demonstrated in the application are...


>100ha
AREA

Minimum lot size is 100 ha

>200m
FRONTAGE


200m minimum frontage


DEPTH
4x
FRONTAGE

Maximum 4:1 depth to frontage ratio

Where existing and proposed lots do not comply with the minimum lot size, it will be necessary to demonstrate that the boundary realignment maintains or enhances the productive use of the land and minimises further fragmentation.

If proposing a hatchet lot or an irregular shaped lot, there are some additional requirements other than the minimum lot size and dimensions, so it is best to contact Council and discuss the proposed design at a prelodgement meeting.

Other key attributes that will need to be met, and demonstrated in the application are...



Manage amenity impacts, for example, a vegetated buffer may be required to help protect sensitive uses such as dwelling houses from noise, dust, spray drift or other impacts from rural activities



Essential infrastructure is able to be provided



Good design principles

Things to avoid impacting on when rearranging boundaries are...



Fragmenting Class A and B good quality agricultural land, which are usually identified in overlays



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



Conflict between rural activities and sensitive uses

Lodging a development application

A development application for planning approval needs to be lodged with Council and assessed against 'codes' in the planning scheme. To lodge a development application with Council, we recommend that you contact us and organise a prelodgement meeting or view our website for detailed information.

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 or by calling the local SARA office on 07 4331 5614.