

# FACT SHEET

## Reconfiguring a Lot

### What is Reconfiguring a lot?

The *Planning Act 2016* defines Reconfiguring a lot as:

- creating lots by **subdividing** another lot;
- **amalgamating** 2 or more lots;
- **rearranging the boundaries** of a lot by registering a plan of subdivision;
- dividing land into parts by agreement (other than a lease for a term, including renewal options, not exceeding 10 years, or an agreement for the exclusive use of part of the common property for a community titles scheme under the *Body Corporate and Community Management Act 1997*);
- creating an easement giving access to a lot from a constructed road.

### Do I need an approval/permit?

Reconfiguring a lot requires a development permit (development application to be lodged with Council) for assessment against the [Logan Planning Scheme 2015](#). It is subject to code assessment (i.e. assessment against applicable codes of the planning scheme) unless it meets the criteria in Table 1 below for impact assessment (which requires public notification to be undertaken).

To determine the category of assessment for a development application, the zone of the property must be identified. Once the zone is known, refer to Part 5 (Tables of Assessment) which specifies if the development is code assessable or impact assessable and outlines what the assessment benchmarks are. Alternatively, you can use the Planning Enquiry tool in the [Logan PD Hub](#) to select a property, select an activity (in this case Reconfiguring a Lot) and receive a report which outlines the criteria triggering the need for a development application (where applicable). The report also lists applicable development codes from the [Logan Planning Scheme 2015](#) and other selected considerations (e.g. minimum and average lot sizes, access widths, minimum frontages).

Code assessable development applications for Reconfiguring a Lot will be assessed against the following parts of the [Logan Planning Scheme 2015](#):

- 9.4.3 Infrastructure code
- 9.4.4 Landscape code
- 9.4.6 Reconfiguring a lot code
- 9.4.7 Servicing, access and parking code
- Where a local plan applies, the local plan code will also be used as an assessment benchmark, unless the application is for a boundary realignment or creating an access easement only.

Development applications for Reconfiguring a Lot which are impact assessable require more significant assessment (against the entire planning scheme, to the extent relevant) and the opportunity for public comment, via a public notification process.

**Table 1. Impact Assessment Criteria for Reconfiguring a lot**

Zone	Impact Assessment Criteria for Reconfiguring a lot
<b>Emerging Community</b>	If a proposed lot is less than 20 hectares.
<b>Environmental Management and Conservation</b>	If a proposed lot is less than 100 hectares
<b>Low Density Residential</b>	If not for the purpose of subdividing an approved Multiple dwelling and - (a) in the Small lot precinct, the average lot size is less than 350m <sup>2</sup> ; or (b) in the Suburban precinct— (i) a proposed lot is less than 350m <sup>2</sup> ;

**Logan City Council**

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	<ul style="list-style-type: none"> <li>(ii) the average lot size is less than 500m<sup>2</sup>;</li> <li>(c) in the Village precinct—               <ul style="list-style-type: none"> <li>(i) a proposed lot is less than 500m<sup>2</sup>;</li> <li>(ii) the average lot size is less than 600m<sup>2</sup>; or</li> </ul> </li> <li>(d) in the Large suburban precinct, a proposed lot is less than 1,000m<sup>2</sup>; or</li> <li>(e) in the Small acreage precinct, a proposed lot is less than 2,000m<sup>2</sup>; or</li> <li>(f) in the Acreage precinct, a proposed lot is less than 4,000m<sup>2</sup>; or</li> <li>(g) in the Large lot residential precinct of the Loganholme Local Plan, a proposed lot is less than 1,000m<sup>2</sup>; or</li> <li>(h) in the Suburban residential precinct of the Loganholme Local Plan, a proposed lot is less than 350m<sup>2</sup> or the proposed average lot size is less than 500m<sup>2</sup> or the site has a frontage of less than 40m.</li> </ul>
<b>Low-medium Density Residential</b>	<p>If not for the purpose of subdividing an approved Multiple dwelling and -</p> <ul style="list-style-type: none"> <li>(a) in the Townhouse precinct, the average lot size is less than 600m<sup>2</sup>; or</li> <li>(b) in the Apartment precinct, the average lot size is less than 800m<sup>2</sup>; or</li> <li>(c) in the Residential choice precinct of the Loganholme Local Plan, a proposed lot is less than 600m<sup>2</sup> or the site has a frontage less than 40m; or</li> <li>(d) in the Residential frame precinct of the Loganholme Local Plan, a proposed lot is less than 800m<sup>2</sup> or the site has a frontage less than 40m; or</li> <li>(e) in the Residential core precinct of the Loganholme Local Plan, a proposed lot is less than 1,200m<sup>2</sup> or the site has a frontage less than 40m; or</li> <li>(f) in the Residential edge precinct of the Loganlea Local Plan, a proposed lot is less than 600m<sup>2</sup>; or</li> <li>(g) in the Residential frame precinct or Residential core precinct of the Loganlea Local Plan, a proposed lot is less than 800m<sup>2</sup>.</li> </ul>
<b>Medium Density Residential</b>	<p>If -</p> <ul style="list-style-type: none"> <li>(a) not for the purpose of subdividing an approved Multiple Dwelling; and</li> <li>(b) a proposed lot is less than 1,200m<sup>2</sup>.</li> </ul>
<b>Rural Residential</b>	<p>If—</p> <ul style="list-style-type: none"> <li>(a) in the Park living precinct, a proposed lot is less than 100 hectares; or</li> <li>(b) in the Park residential precinct—               <ul style="list-style-type: none"> <li>(i) a proposed lot is less than 4,000m<sup>2</sup>;</li> <li>(ii) the average lot size is less than 5,000m<sup>2</sup>; or</li> </ul> </li> <li>(c) in the Cottage rural precinct or the Carbrook precinct—               <ul style="list-style-type: none"> <li>(i) a proposed lot is less than 20 hectares, if in the urban footprint; or</li> <li>(ii) a proposed lot is less than 100 hectares, if in the regional landscape rural production area in the South East Queensland Regional Plan 2009-2031.</li> </ul> </li> </ul>
<b>Rural</b>	<p>If a proposed lot is less than 100 hectares.</p>

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### What are the minimum lot sizes?

Table 2 below outlines the minimum and average lot sizes required in each zone. For more detail please refer to Part 9 (Development Codes – section 9.4.6 Reconfiguring a lot code) of the Logan Planning Scheme 2015.

**Table 2. Minimum and average lot sizes for Reconfiguring a Lot**

Zone and/or precinct	Minimum lot size	Average lot size	Rear lot permitted
Centre zone	No minimum	No minimum	No
Community facilities zone	No minimum	No minimum	No
Emerging community zone	20 hectares	No minimum	Yes
Environmental management and conservation zone	100 hectares	No minimum	Yes
Low density residential zone – Small lot precinct	No minimum	350m <sup>2</sup>	No
Low density residential zone – Suburban precinct	350m <sup>2</sup>	500m <sup>2</sup>	Yes
Low density residential zone – Village precinct	500m <sup>2</sup>	600m <sup>2</sup>	Yes
Low density residential zone – Large suburban precinct	1,000m <sup>2</sup>	No minimum	Yes
Low density residential zone – Acreage precinct	4,000m <sup>2</sup>	No minimum	No
Low density residential zone – Small acreage precinct	2,000m <sup>2</sup>	No minimum	Yes
Low density residential zone – Large lot residential precinct (Loganholme Local Plan)	1,000m <sup>2</sup>	No minimum	Yes
Low density residential zone – Suburban residential precinct (Loganholme Local Plan)	350m <sup>2</sup>	500m <sup>2</sup>	Yes
Low impact industry zone	2,000m <sup>2</sup>	No minimum	No
Low-medium density residential zone – Townhouse precinct	600m <sup>2</sup>	No minimum	No
Low-medium density residential zone – Apartment precinct	800m <sup>2</sup>	No minimum	No
Low-medium density residential zone – Residential choice precinct (Loganholme Local Plan)	600m <sup>2</sup>	No minimum	No
Low-medium density residential zone – Residential frame precinct (Loganholme Local Plan)	800m <sup>2</sup>	No minimum	No
Low-medium density residential zone – Residential core precinct (Loganholme Local Plan)	1,200m <sup>2</sup>	No minimum	No
Low-medium density residential zone – Residential edge precinct (Loganlea Local Plan)	600m <sup>2</sup>	No minimum	No
Low-medium density residential zone – Residential frame precinct (Loganlea Local Plan)	800m <sup>2</sup>	No minimum	No
Low-medium density residential zone – Residential core precinct (Loganlea Local Plan)	800m <sup>2</sup>	No minimum	No
Medium density residential zone – all precincts	1,200m <sup>2</sup>	No minimum	No
Medium impact industry zone	2,000m <sup>2</sup>	No minimum	No
Mixed use zone	2,000m <sup>2</sup>	No minimum	Yes

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Zone and/or precinct	Minimum lot size	Average lot size	Rear lot permitted
Recreation and open space zone	No minimum	No minimum	No
Rural zone	100 hectares	No minimum	Yes
Rural residential zone – Park residential precinct	4,000m <sup>2</sup>	5,000m <sup>2</sup>	Yes
Rural residential zone – Park living precinct	100 hectares	No minimum	Yes
Rural residential zone – Cottage rural precinct and Carbrook precinct	(a) 20 hectares in the urban footprint; (b) 100 hectares in the regional landscape and rural production area.	No minimum	Yes
Specialised centre zone	No minimum	No minimum	No

### How do I obtain a development permit?

To obtain a development permit for subdivision, a development application for Reconfiguring a Lot needs to be lodged with Council electronically (online), in person, via post or via email. For more information on application lodgement methods and requirements (such as application forms and relevant supporting information e.g. plans) visit Council's [website](#).

### How much will it cost?

Fees for development applications vary depending on the type and scale of development, the category of assessment, and other factors. These fees are set by resolution of Council and can be identified via:

- The [Register of Cost Recovery Fees and Schedule of Commercial and Other Charges](#) published on Council's website;
- The [Logan PD Hub](#), which includes a Development Fees Estimator; or
- By emailing [dafeerequest@logan.qld.gov.au](mailto:dafeerequest@logan.qld.gov.au)

If the development application is lodged electronically (online), payment is not required up front and Council will issue a Notice of Account which identifies the required fees for payment.

Payment can be made [online](#) via credit card or BPay (savings or cheque account), in person via credit card, cheque or cash or by post (via cheque).

### Will I have to pay infrastructure charges?

Reconfiguring a Lot applications which will result in increased demand on trunk infrastructure (e.g. water, sewerage, stormwater and movement networks) will incur Infrastructures Charges. Council will issue an Infrastructure Charges Notice (ICN), which is usually payable before the plan of subdivision is approved.

### Further information

For further information:

- visit Council's [Planning & Development webpage](#);
- contact Council using the details provided in the footer of this Fact Sheet; or
- visit the Planning, Building and Plumbing counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's [website](#).

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