

FACT SHEET – Reconfiguring a Lot

What is Reconfiguring a Lot?

Reconfiguring a Lot can mean any of the following:

- creating lots by subdividing another lot;
- amalgamating two (2) or more lots;
- rearranging the boundaries of a lot;
- dividing land into parts by agreement (lease or community titles scheme) resulting in different parts of a lot being available for separate occupation for a period, including renewal options, of 10 years; or
- creating an easement giving access to a lot from a constructed road.

Will I need an approval?

With the exception of amalgamating lots, all proposals for Reconfiguring a Lot will require a development application to be lodged with Council before new lots and new boundary alignments can be registered with Titles QLD.

If your proposal involves the amalgamation of lots only, the first step will be to contact a surveyor to prepare a plan for lodgement with Titles QLD.

Fees payable at time of lodgement

Council Development Application Fee - Please refer to Council's current Fees and Charges Schedule (balonne.qld.gov.au)

Any State Government referral fee - This is payable if your application triggers assessment by a State technical agency, for example, the Department of Transport and Main Roads if your lot fronts a State-controlled Road (e.g. highway). For further advice about State Government referrals, contact the State Assessment and Referral Agency on (07) 3328 4811.

How long will my application take?

Applications for Reconfiguring a Lot may take **2-3 months** to be processed and decided.

Factors influencing processing timeframes include:

- the quality of information provided by the applicant upon lodgement;
- If there are any external referral agencies; and
- If the proposal complies with the Balonne Shire Planning Scheme.

Application process

The application process for a Code Assessable development application for Reconfiguring a Lot is listed below:

- (a) Lodgement of Application Documents with Council
- (b) Confirmation Period - within **10 business days** of lodgment of the application documents
- (c) Information Request - **10 business days** from the end of the Confirmation period (applies if Council or Referral Agency need more information to decide)
- (d) Referral Period - **10 business days** from the issue date of the Confirmation notice to refer the application to SARA (applies only for applications that trigger referral)
- (e) Decision Period - **35 business days** (less up to 10 business days if Council has issued an Information Request)

Please note all applications are decided at Council's monthly meetings.



What are the minimum lot sizes for subdivision?

Zone	Allotment Size	Road frontage
General residential zone	4,000m ² (when not connected to reticulated sewer network) 800m ² (when connected to sewer network)	20m
Rural Zone	5,000 hectares	Not applicable
Rural Residential Zone	5 acres	Not applicable
Centre zone	400m ²	15m
Industry zone	4,000m ² (when not connected to reticulated sewer network) 1,000m ² (when connected to sewer network)	30m
Township Zone	1,000m ²	20m
Recreation and Open Space Zone	Not applicable	Not applicable

Other costs

Other costs to consider after gaining an approval include:

- Ergon/Telstra contract costs may be incurred for the supply of power to any new lot or if upgrades or extensions to the electricity network are required. Please contact the relevant service provider upon receipt of your development approval for a cost estimate.
- Infrastructure costs may be incurred if upgrades or extensions to the reticulated infrastructure network (water/sewer) are required to service the development. Additional construction costs could include: provision of kerb and channel along the road frontage, driveway crossover construction, road widening etc.
- Survey costs
- QLD Titles Registration Fee

How do I have my Survey Plan endorsed?

Once the conditions of your Development Permit have been complied with, you will then need to lodge your Survey Plan for endorsement with Council. Council will complete a compliance check and return the signed Approval form to you for submission to Titles QLD.

For more Information, visit our website below or book a free pre-lodgement meeting with a Council Planning Officer.