



**SOUTH BURNETT  
REGIONAL COUNCIL**

# Subdividing of Land

ECM 3227447  
Version 1 – November 2024

This factsheet provides information involving the subdividing of land, which constitutes a form of development called reconfiguring a lot.

## What is involved in subdividing land?

A subdivision is the process where one (1) parcel of land is divided into two (2) or more lots. To facilitate a subdivision, a development approval for reconfiguring a lot is required.

Under the South Burnett Regional Council Planning Scheme 2017 v2.0 ('Planning Scheme'), an application for reconfiguring a lot may be subject to either code assessment or impact assessment, depending upon compliance with identified requirements.

The minimum requirement for subdivision is where an application will be subject to code assessment if complying with the identified requirements, and impact assessment if not. (Table 1)

Additional requirements may result from the underlying zoning in the Planning Scheme, constraints that arise due to overlays and/or site conditions.

It is important to note that all new lots will generally need to be connected to all urban services, being water, wastewater, stormwater, telecommunications, and electricity, where they are available in the area.

To help with the preparation and lodgement of a Development Application ('DA') with Council, a Town Planning consultant may be engaged, while a Surveyor should be engaged to survey the land and prepare a subdivision plan which can be lodged alongside the DA.

## What are the timeframes for assessment or a decision?

Timeframes for assessment and decision on the application will depend on the level of assessment, potential for State Government referrals and complexity that arises from matters such as overlays.

Once a decision has been made, a decision notice will be issued, and it is the applicant's responsibility to review the conditions.

Conditions may relate to:

- water and wastewater connections;
- electricity and NBN connections; and
- operational work application if new infrastructure is required.

Following a decision, requirements to ensure the new lots are registered are:

- plan sealing lodgement with Council;
- payment of infrastructure charge to Council as levied at the development approval stage; and
- titling with the State Government.

Once an approval is given, you have four (4) years to address each of the conditions and lodge the plan of subdivision to Council.

If your subdivision involves the establishment of any easement a plan including the documentation must be prepared by a Solicitor and Surveyor at no cost to Council or the State.

## What additional requirements should be considered?

Additional matters should be considered when considering whether to proceed with an application for subdivision are:

- roadworks – will a road need to be constructed?;
- footpaths – will a footpath need to be constructed or upgraded?;
- natural hazards – ensure the lots being created will be able to support future development and are not heavily constrained by overlays (for example flooding and bushfire); and
- rear lots – if a subdivision involves the creation of a rear lot, the total area of the lot does not include the access strip.

**Table 1 – Reconfiguring a lot requirements based on zoning.**

Zone	Minimum Requirements
<b>Low density residential zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 600m<sup>2</sup>.</li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• Standard lot – 17m;</li> <li>• Corner lot – 25m;</li> <li>• Rear lot – 6m.</li> </ul> Minimum rectangle contained within a lot: <ul style="list-style-type: none"> <li>• 10m x 20m.</li> </ul>
<b>Medium density residential zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 400m<sup>2</sup>.</li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• Standard lot – 14m;</li> <li>• Corner lot – 20m.</li> </ul> Minimum rectangle contained within a lot: <ul style="list-style-type: none"> <li>• 10m x 20m.</li> </ul>
<b>Principal centre zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 400m<sup>2</sup>.</li> </ul>
<b>Local centre zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 400m<sup>2</sup>.</li> </ul>
<b>Low impact industry zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 1,000m<sup>2</sup>.</li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• 20m.</li> </ul> Minimum rectangle contained within a lot: <ul style="list-style-type: none"> <li>• 20m x 25m.</li> </ul>
<b>Medium impact industry zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 1,500m<sup>2</sup>.</li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• 20m.</li> </ul> Minimum rectangle contained within a lot: <ul style="list-style-type: none"> <li>• 20m x 25m.</li> </ul>
<b>Emerging community zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 600m<sup>2</sup>.</li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• Standard lot – 17m;</li> <li>• Corner lot – 25m;</li> <li>• Rear lot – 6m.</li> </ul> Minimum rectangle contained within a lot: <ul style="list-style-type: none"> <li>• 10m x 15m.</li> </ul>

Zone	Minimum Requirements
<b>Rural zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 100ha.</li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• 100m.</li> </ul>
<b>Rural residential zone (4,000m<sup>2</sup> RR1 precinct)</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 4,000m<sup>2</sup>.</li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• Standard lot – 30m.</li> <li>• Rear lot – 10m.</li> </ul> Minimum rectangle contained within a lot: <ul style="list-style-type: none"> <li>• 25m x 40m.</li> </ul>
<b>Township zone</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 1,000m<sup>2</sup>.</li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• 20m.</li> </ul> Minimum rectangle contained within a lot: <ul style="list-style-type: none"> <li>• 15m x 20m.</li> </ul>
<b>All other circumstances (including community titles schemes in any zone)</b>	Not specified
<b>Rural residential zone (not in a precinct)</b>	Minimum lot size: <ul style="list-style-type: none"> <li>• 4,000m<sup>2</sup></li> </ul> Minimum road frontage: <ul style="list-style-type: none"> <li>• Standard lot – 80m;</li> <li>• Rear lot – 10m.</li> </ul> Minimum rectangle contained within a lot: <ul style="list-style-type: none"> <li>• 60m x 90m.</li> </ul>

**Further Information?**

For further information regarding subdividing land, you can contact Council via one of the following methods:

- ✉ South Burnett Regional Council  
PO Box 336  
KINGAROY QLD 4610
- ☎ (07) 4189 9100
- @ [info@sbrc.qld.gov.au](mailto:info@sbrc.qld.gov.au)
- 👤 Visiting a Customer Service Centre