

Fact Sheet 12: Subdivision – reconfiguring a lot

Noosa Plan 2020 – As amended 26 September 2025

What is reconfiguring a lot?

Reconfiguring a lot is a form of assessable development¹ under Noosa Plan 2020, and includes:

- subdividing an existing lot(s) to create one or more new lots
- realigning or rearranging existing lot boundaries (boundary realignment)
- Creating an easement, giving access to a lot from a constructed road².

Requirements for Reconfiguring a Lot

Noosa Plan 2020 sets out the requirements for reconfiguring a lot, determined by:

- the site's zone³ and minimum lot size requirements;
- the site's constraints (identified in overlay mapping)³ and Overlay Code requirements; and
- requirements in other applicable Development Codes, including the Reconfiguring a Lot Code.

Any proposal to subdivide land must demonstrate the proposed new lots:

- are appropriately sized and shaped for their intended use;
- maintain or enhance residential amenity and privacy
- avoid adverse impacts on neighbouring properties
- align with the desired character of the local area
- respond to site constraints (e.g. waterways, vegetation, hazards)
- protect environmental values and avoid off-site impacts
- provide lawful, safe, and practical vehicle access

¹ Assessable development requires an application to be lodged with Council for assessment, seeking a Development Permit for the proposal.

² Amalgamation of two or more lots is also a considered reconfiguring a lot, however lot amalgamation does not require assessment by Council.

- can connect to essential infrastructure (e.g. water, sewer)

Minimum Lot Size

Noosa Plan 2020 specifies the minimum lot size requirements⁴ for each zone - refer to Table 1 at the end of this Fact Sheet.

Overlays

Overlay maps³ and Overlay Codes identify site-specific constraints and environmental values, guiding how and where development can occur. Regardless of minimum lot size provisions, some sites may be too constrained to support development at the anticipated density.

Regional Infrastructure Overlay

The Regional Infrastructure Overlay identifies areas within the Water Supply Buffer Area of the Lake Macdonald catchment area. To protect water quality and prevent adverse impacts on the catchment, further subdivision of Rural Residential zoned lots within this buffer is not permitted.

Biodiversity, Waterways and Wetlands Overlay

The Biodiversity, Waterways and Wetlands Overlay³ provides protections for native vegetation, wildlife habitats, waterways, and wetlands. It also regulates vegetation clearing. Subdivision within this overlay must demonstrate that:

- ecologically significant vegetation and habitat linkages will be preserved
- each new lot contains suitable areas for a dwelling and on-site effluent disposal

³ Refer to Council's interactive mapping to confirm zoning and overlays <https://www.mapping.noosa.qld.gov.au/>

⁴ Refer to Table 9.5.1.3 in the Reconfiguring a Lot Code in Noosa Plan 2020.

Noosa Plan 2020 – Subdivision

- future development (e.g. dwellings, sheds, driveways) will avoid riparian buffers, wetlands, and areas within 10 metres of other waterways
- the development will not adversely impact koalas or their habitat

Flood Hazard Overlay

The Flood Hazard Overlay³ identifies areas at risk of inundation during a major flood event, specifically a 1% Annual Exceedance Probability (AEP) event (a 1% chance of it happening in any year).

Subdivision of land for residential purposes within this overlay must demonstrate that:

- Each new lot includes a flood-free building site in accordance with the applicable standards, without requiring fill
- New lots are located outside the modelled 1% AEP flood level or, where modelling is unavailable, above the highest known flood level
- Flood immunity is not achieved through filling below the 1% AEP level, and there is no loss of on-site flood storage capacity
- The development provides a safe and practical evacuation route or includes on-site refuge
- The proposal does not alter flood behaviour or increase flood risk to surrounding properties.

Rural Areas

Subdivision of land located outside the Urban Footprint or Rural Living Area identified in *ShapingSEQ – South East Queensland Regional Plan (SEQRP)* is strictly limited under both State Government policy and Noosa Plan 2020.

New lots may only be created in these areas where one of the following conditions is met:

- The lot meets a minimum area of 100 hectares
- The land is zoned Rural Residential and located within either the Urban Footprint or Rural Living Area designations of the SEQRP
- The subdivision is solely for the purpose of dedicating land to the State for conservation
- The existing rural lot is severed by a road or road reserve, and specific criteria are satisfied

This Fact Sheet is intended to assist with interpreting Noosa Plan 2020 and **should not be solely relied on to inform decisions.**

Prior to making decisions or undertaking any development, it is strongly recommended that applicants:

- Review all the requirements of Noosa Plan 2020, and/or
- Seek advice from a qualified planning professional.

Noosa Plan 2020 is available online at:

<https://noosaplan.noosa.qld.gov.au/eplan>

For further information or assistance, contact Council's Development Assessment team:

☎ (07) 5329 6500

✉ planning@noosa.qld.gov.au

Noosa Plan 2020 – Fact Sheet 12: Subdivision

Table 1: Minimum Lot Sizes and Flood Free House Site Area requirements as per Noosa Plan 2020

ZONE	MINIMUM LOT SIZE	MINIMUM WIDTH AND DIMENSION	EXCEPTIONS	MINIMUM FLOOD FREE HOUSE SITE AREA
Low Density Residential	600m ²	17m average width 4.5m min width at frontage	Hinterland Villages: a) 1,000m ² if connected to sewerage reticulation; or b) 2,000m ² otherwise If outside the designated urban boundary— no further subdivision.	100% of the lot
Medium Density Residential	600m ²	17m width	Pomona: a) 1,000m ² if connected to sewerage reticulation; or b) 2,000m ² otherwise	100% of the lot
High Density Residential	1,200m ²	25m width	Nil	100% of the lot
Tourist Accommodation	1,200m ²	15m width	If on Noosa North Shore - 5.0 hectares unless an alternate lot size is approved by Council in conjunction with a development permit for a material change of use.	100% of the lot
Major Centre	400m ²	15m width	Nil	100% of the lot
District Centre	400m ²	15m width	Nil	100% of the lot
Local Centre	400m ²	15m width	Nil	100% of the lot
Neighbourhood Centre	400m ²	15m width	Nil	100% of the lot
Low Impact Industry	1,000m ²	20m width	Nil	1000m ²
Medium Impact Industry	1,000m ²	20m width	Nil	1000m ²
Innovation	1,000m ²	20m width	Nil	100% of the lot
Rural	100 hectares	Nil	Nil	1000m ² plus additional area for effluent disposal
Rural Residential	1.5 hectares	30m width	If in the Regional Landscape and Rural Production designation of the South East Queensland Regional Plan— no further subdivision. If within the Lake Macdonald water resource catchment— no further subdivision.	1000m ² plus additional area for effluent disposal