

9.4.4 Reconfiguring a lot code

9.4.4.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.4.4.2 Purpose and overall outcomes

- (1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-
 - (a) is consistent with the desired character of the local area;
 - (b) is appropriate for their intended use;
 - (c) is responsive to site constraints;
 - (d) provides appropriate access (including access for services); and
 - (e) supports high quality urban and landscape design outcomes.
- (2) The purpose of the Reconfiguring a lot code will be achieved through the following overall outcomes:-
 - (a) development provides for lots that are of a size and have dimensions that are appropriate for their intended use and responsive to local character and site constraints;
 - (b) development provides for lots that have a suitable and safe means of access to a public road; and
 - (c) development provides for subdivisions that result in the creation of safe and healthy communities by:-
 - (i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
 - (ii) incorporating a road and *transport network* that is responsive to, and integrated with, the natural topography of the *site*, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;
 - (iii) avoiding adverse impacts on native *vegetation, waterways, wetlands* and other *ecologically important areas* present on, or adjoining the *site*;
 - (iv) avoiding or mitigating the risk to people and property from natural hazards;
 - (v) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and
 - (vi) providing appropriate *infrastructure*, including reticulated water and sewerage (where available), sealed roads, pedestrian and bicycle paths, urban and non-urban open space and community facilities in urban areas.

9.4.4.3 Performance outcomes and acceptable outcomes

Table 9.4.4.3.1 Performance outcomes and acceptable outcomes for assessable development

| Performance Outcomes | | Acceptable Outcomes | |
|---|---|---------------------|---|
| <i>Lot Layout and Site Responsive Design</i> | | | |
| PO1 | Development provides for a lot layout and configuration of roads and other transport corridors that avoids land subject to natural hazards and is responsive to:- | AO1 | No acceptable outcome provided. Note—the following parts of the planning scheme include elements required to be addressed by a development application for reconfiguring a lot:- |

| Performance Outcomes | | Acceptable Outcomes | |
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| | <ul style="list-style-type: none"> (a) the setting of the <i>site</i> within an urban or non-urban context; (b) any natural environmental values or hazards present on, or adjoining the <i>site</i>; (c) any places of cultural heritage significance or character areas present on, or adjoining the <i>site</i>; (d) any important landmarks, views, vistas or other areas of high scenic quality present on, or able to be viewed from, the <i>site</i>; (e) any natural economic resources present on, adjoining or near the <i>site</i>; and (f) sub-tropical and sustainable design in terms of the orientation of lots, the provision of water cycle <i>infrastructure</i> and the incorporation of landscapes that are complementary to existing native <i>vegetation</i> within the subdivision. | | <ul style="list-style-type: none"> (a) Part 7 (Local plan codes), which identifies local planning requirements for local plan areas; (b) Part 8 (Overlays), which identifies development constraints and valuable resources; and (c) Part 10 (Other plans), which identifies structure planning and other requirements for declared master plan areas. <p>Note—the <i>Council</i> may require submission of a <i>local area structure plan</i> for a <i>site</i> exceeding 10 hectares in area, or a development involving the creation of 50 or more new lots, so as to demonstrate compliance with Performance Outcome PO1.</p> |
| Lot Layout and Neighbourhood/Estate Design | | | |
| PO2 | <p>Development provides for a lot layout, land use and <i>infrastructure</i> configuration that:-</p> <ul style="list-style-type: none"> (a) provides for an efficient land use pattern; (b) effectively connects and integrates the <i>site</i> with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles, in that order of priority; (d) provides for moderate and large size developments to have multiple access points; (e) creates legible and interconnected movement and open space networks; (f) provides defined edges to <i>public open space</i> by the alignment of a new road and avoids direct interface between freehold lots and <i>public open space</i>; (g) promotes a sense of community identity and belonging; (h) provides for a high level of amenity, having regard to potential noise, dust, odour and lighting nuisance sources; (i) accommodates and provides for the efficient and timely delivery of <i>infrastructure</i> appropriate to the site's context and setting; (j) avoids the use of culs-de-sac; (k) maximises the number of lots that have exposure to favourable solar orientation for future <i>dwellings</i>; (l) avoids the sporadic or out-of-sequence creation of lots; and (m) protects and enhances | AO2 | <p>No acceptable outcome provided.</p> <p>Note—the <i>Council</i> may require submission of a <i>local area structure plan</i> for a <i>site</i> exceeding 10 hectares in area, or a development involving the creation of 50 or more new lots, so as to demonstrate compliance with Performance Outcome PO2.</p> |

| Performance Outcomes | | Acceptable Outcomes | |
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| | <i>ecologically important areas</i> and provides for the clustering of lots into cleared areas. | | |
| Size and Dimensions of Lots | | | |
| PO3 | Development provides for the size, dimensions and orientation of lots to:- <ul style="list-style-type: none"> (a) be appropriate for their intended use in accordance with the intent of the applicable zone code; (b) be consistent with the prevailing urban fabric (where applicable) and the preferred character of the local area; (c) where for residential lots, provide sufficient area for a suitable building envelope, vehicle access and useable <i>private open space</i>, without the need for major earthworks and retaining walls; (d) where for commercial and industrial lots, provide sufficient area to accommodate a wide range of industry and commercial use types; (e) where not located in a sewered area, provide sufficient area for the safe and sustainable on-site treatment and disposal of effluent; (f) take account of and respond appropriately to natural values and site constraints; and (g) in the case of land included in the Rural zone, prevent the fragmentation of rural land. | AO3.1 | Except where otherwise specified in a structure plan or local plan code, a lot complies with the minimum lot size and where applicable, the minimum average lot size specified in Column 2 of Table 9.4.4.3.2 (Minimum lot size and dimensions) . |
| | | AO3.2 | Except where otherwise specified in a structure plan or local plan code, a lot contains a minimum square or rectangular area and a minimum <i>frontage</i> that complies with Columns 3 and 4 respectively of Table 9.4.4.3.2 (Minimum lot size and dimensions) . |
| | | AO3.3 | All reconfigured lots on land subject to a constraint or valuable feature identified on an overlay map contains a building envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable feature or that appropriately responds to the constraint or valuable feature. |
| | | AO3.4 | No additional lots are created on land included in:- <ul style="list-style-type: none"> (a) the Limited development (landscape residential) zone; or (b) the Rural residential zone (outside of the rural residential growth management boundary). |
| | | AO3.5 | Lot boundaries and roads are aligned to avoid traversing <i>ecologically important areas</i> . |
| Small Residential Lots | | | |
| PO4 | Development provides for small residential lots (of less than 600m ²) to be created in limited circumstances where:- <ul style="list-style-type: none"> (a) consistent with the intent of the zone and compatible with the preferred character of the local area; and (b) on land that is fit for purpose and not subject to topographic constraints. | AO4.1 | Notwithstanding Acceptable Outcome AO3.1 (above), small residential lots may be created on land in one of the following zones:- <ul style="list-style-type: none"> (a) the Emerging community zone; or (b) the Medium density residential zone. |
| | | AO4.2 | The land on which small residential lots are created has a <i>slope</i> of not more than 10%. |
| PO5 | Small residential lots (of less than 600m ²) are developed in accordance with a plan of development, which demonstrates that:- <ul style="list-style-type: none"> (a) most lots are provided with a north-south orientation to optimise opportunities for passive solar design and natural airflow; (b) lots have sufficient <i>frontage</i> to provide access and parking without detrimentally impacting upon desired streetscape and | AO5.1 | A plan of development complies with the design criteria for small residential lots specified in Table 9.4.4.3.3 (Design criteria for small residential lots) . |
| | | AO5.2 | Each small residential lot is capable of containing a rectangle suitable for building purposes where the long axis of the rectangle faces between 30° east and 20° west of true north. |

| Performance Outcomes | | Acceptable Outcomes | |
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| | <p>built form outcomes;</p> <p>(c) the development is efficiently configured and provides laneway access that optimises the use of public streets by pedestrians, minimises pedestrians/vehicle conflict points and provides sufficient on-street parking opportunities;</p> <p>(d) an appropriate building envelope can be accommodated;</p> <p>(e) sufficient and useable <i>private open space</i> can be provided for each future <i>dwelling</i>;</p> <p>(f) any building contained within the building envelope is unlikely to impact adversely upon the amenity of <i>adjoining premises</i> as a result of overshadowing, privacy and access to sunlight; and</p> <p>(g) landscape and tree planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.</p> | | |
| Rear (Hatchet) Lots | | | |
| PO6 | <p>Development provides for <i>rear lots</i> to be created only where:-</p> <p>(a) forming part of a residential, rural residential or rural subdivision;</p> <p>(b) the lots are not likely to prejudice the subsequent development of adjoining land;</p> <p>(c) it is not desirable nor practicable for the <i>site</i> to be reconfigured so that all lots have full <i>frontage</i> to a road;</p> <p>(d) the siting of buildings on the <i>rear lot</i> is not likely to be detrimental to the use and amenity of the surrounding area;</p> <p>(e) uses on surrounding land will not have a detrimental effect on the use and amenity of the <i>rear lot</i>;</p> <p>(f) the safety and efficiency of the road from which access is gained is not adversely affected; and</p> <p>(g) vehicular <i>access</i> to <i>rear lots</i> will not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.</p> | AO6 | <p><i>Rear lots</i> are designed such that:-</p> <p>(a) the minimum area of the lot, exclusive of any access strip, complies with Columns 2 and 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions);</p> <p>(b) the gradient of the access strip does not exceed 10%;</p> <p>(c) no more than four lots directly adjoin the <i>rear lot</i>, excluding lots that adjoin at one point;</p> <p>(d) no more than three lots gain access from the same access handle;</p> <p>(e) no more than 10% of lots within a subdivision are accessed from an access handle;</p> <p>(f) where two <i>rear lots</i> adjoin each other, a single common driveway and reciprocal access easements are provided;</p> <p>(g) no more than two <i>rear lots</i> and/or <i>rear lot</i> access strips directly adjoin each other;</p> <p>(h) <i>rear lot</i> access strips are located on only one side of a full <i>frontage</i> lot; and</p> <p>(i) <i>rear lot</i> access strips comply with the requirements of Table 9.4.4.3.4 (Access strip requirements for rear lots).</p> |
| Irregular Shaped Lots | | | |
| PO7 | <p>Development provides for irregular shaped lots to be created only where:-</p> <p>(a) the creation of regular lots is impractical such as at a curve in the road;</p> <p>(b) safe access and visual exposure to and from the <i>site</i> can be</p> | AO7 | <p>Irregular lots are designed so that they:-</p> <p>(a) fully contain a square or rectangle specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions); and</p> <p>(b) comply with requirements of Table 9.4.4.3.5 (Minimum width for</p> |

| Performance Outcomes | | Acceptable Outcomes | |
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| | provided, while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is demonstrably suitable for its intended purpose. | | irregular shaped lots). |
| Rearrangement of Lot Boundaries | | | |
| PO8 | Development provides that the rearrangement of lot boundaries is an improvement on the existing situation. | AO8 | The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with Table 9.4.4.3.2 (Minimum lot size and dimensions) , and at least one of the following is achieved:- (a) the rearrangement of lots remedies an existing boundary encroachment by a building or areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the <i>site</i> is situated; (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings; (f) the rearrangement of lots provides for a significant improvement in rural productivity; or (g) the rearrangement of lots results in a significant improvement in the protection of environmental values. |
| Volumetric Subdivision | | | |
| PO9 | Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the <i>site</i> is located, or is consistent with a development approval for material change of use that has not lapsed. | AO9 | No acceptable outcome provided. |
| Subdivision by Lease | | | |
| PO10 | Development provides that subdivision by lease facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the <i>site</i> is located, or is consistent with a development approval for material change of use that has not lapsed. | AO10 | No acceptable outcome provided. |
| Buffers to Sensitive Land, Incompatible Uses and Infrastructure | | | |
| PO11 | Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots and adjacent lots; (b) separate the lots from incompatible uses and | AO11.1 | No part of any lot included in a <i>residential zone</i> , the Emerging community zone or the Rural residential zone is located within the setback area of an existing <i>intensive rural use</i> as specified in Column 4 of Table 9.3.16.3.3 (Siting and setback requirements for intensive rural uses) . |

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| | <p><i>infrastructure;</i></p> <p>(c) provide for protection of the scenic qualities of the Sunshine Coast through visual screening of development; and</p> <p>(d) do not create “reverse amenity” situations where the continued operation of existing uses or infrastructure is compromised by the proposed development.</p> | <p>AO11.2</p> <p>AO11.3</p> <p>AO11.4</p> | <p>Where located adjacent to rural land, development for residential and rural residential lots provides an agricultural <i>buffer</i> that complies with the buffer design criteria specified in Table 2 of the <i>State Planning Guidelines – Separating Agricultural and Residential Land Uses</i>.</p> <p>Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:-</p> <p>(a) can accommodate a minimum square or rectangle as specified in Column 3 of Table 9.4.4.3.2 (Minimum lot size and dimensions), clear of any electricity transmission line easement;</p> <p>(b) is not located within 500 metres of an existing or planned high voltage transmission grid substation site;</p> <p>(c) is not located within 100 metres of an existing bulk supply transformer;</p> <p>(d) incorporates a minimum 40 metre wide landscape <i>buffer</i> in accordance with the Landscape code, where adjoining a <i>major road</i> or railway corridor;</p> <p>(e) is not located within 60 metres of an existing zone transformer; and</p> <p>(f) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.</p> <p>Any reconfiguring a lot involving land in a <i>residential zone</i>, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.</p> |
| Avoidance of Contaminated Land | | | |
| PO12 | Development ensures that lots are not created on contaminated land, unless the land is first remediated and declared to be fit for the intended purpose. | AO12 | No acceptable outcome provided. |
| Road and Public Transport Infrastructure¹⁴ | | | |
| PO13 | Development involving the creation of new roads and other transport corridors ensures that the road network:- | AO13 | No acceptable outcome provided. |
| | <p>(a) accords with the 2031 Functional Transport Hierarchy as shown on Figure 9.4.8A (2031 Functional Transport Hierarchy);</p> <p>(b) provides visible distinction of roads, based on function and design features;</p> <p>(c) provides convenient, safe and efficient movement for all modes of transport between land use</p> | | <p>Editor's note – Section 9.4.8 (Transport and parking code) and Section 9.4.11 (Works, services and infrastructure code) include assessment criteria relating to the design and construction of road and public transport <i>infrastructure</i>.</p> |

¹⁴ Editor's note—vehicle access points to State controlled roads require approval under the *Transport infrastructure Act 1994*. Access approvals to State controlled roads are administered by the Department of Transport and Main Roads in accordance with the Road Planning and Design Manual.

| Performance Outcomes | | Acceptable Outcomes | |
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| | <p>activities with priority given to pedestrian movement and bicycle use over vehicle movements;</p> <p>(d) allows for unimpeded and practical <i>access</i> to each proposed lot;</p> <p>(e) accommodates or facilitates access to cycle and pedestrian pathways;</p> <p>(f) facilitates a high standard of urban design which reflects a grid pattern to assist connectivity, particularly for pedestrians and cyclists;</p> <p>(g) provides for the operation of public transport and accommodates public transport <i>infrastructure</i>;</p> <p>(h) connects to and integrates with existing roads and other relevant facilities within and external to the land to be subdivided;</p> <p>(i) provides for the dedication and construction of roads where required to allow <i>access</i> to and proper development of adjoining vacant land that is intended for development;</p> <p>(j) provides for the construction and adequate drainage of all proposed roads, pathways, laneways and bikeways within and adjoining the land to be subdivided;</p> <p>(k) does not unreasonably adversely impact on existing vehicular traffic, <i>active transport</i> users or the amenity of the surrounding environment;</p> <p>(l) provides safe passage for wildlife movement and incorporates wildlife movement corridors into the entire design and use of the road system; and</p> <p>(m) incorporates appropriate areas for the provision of street trees and landscapes.</p> | | |
| PO14 | Development involving the creation of new roads ensures that a network of public transport routes is provided such that public transport can efficiently service the neighbourhood/estate with no, or only minimal, route redundancy. | AO14 | No acceptable outcome provided. |
| PO15 | Development involving the creation of new roads ensures that design of streets and roads to be used as a public transport route allows for the efficient and unimpeded movement of buses, without facilitating high traffic speeds. | AO15 | No acceptable outcome provided. |
| PO16 | Development involving the creation of new roads ensures that most or all urban lots are located within walking distance of public transport. | AO16 | In an urban area, at least 90% of lots are within 400 metres safe walking distance of an existing or proposed public transport route, or within 500 metres safe walking distance of a public transport stop. |

| Performance Outcomes | | Acceptable Outcomes | |
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| Pedestrian and Bicycle Path Infrastructure | | | |
| PO17 | <p>Development provides for the establishment of a network of pedestrian and bicycle paths that:-</p> <ul style="list-style-type: none"> (a) provides a high level of permeability and connectivity; (b) maximises opportunities to link activity centres, employment areas, residential areas, community facilities, open space and public transport stops; (c) have an alignment that maximises visual interest, allows for the retention of trees and other significant features and does not compromise the operation of or access to other <i>infrastructure</i>; (d) incorporates safe street crossings with adequate sight distances, pavement markings, warning signs and safety rails; (e) incorporates shade through the provision of street trees and landscapes; and (f) is well lit and located where there is casual surveillance from nearby premises. | AO17 | <p>No acceptable outcome provided.</p> <p>Editor's note – Section 9.4.8 (Transport and parking code) and Section 9.4.11 (Works, services and infrastructure code) provide requirements for the design and construction of pedestrian and bicycle path <i>infrastructure</i>.</p> |
| Open space (including environmental reserves) and drainage reserves | | | |
| PO18 | <p>Development provides for parks, environmental reserves drainage reserves and open space <i>infrastructure</i> that:-</p> <ul style="list-style-type: none"> (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community; (b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention and enhancement of native <i>vegetation, waterways, wetlands</i> and other <i>ecologically important areas</i> and natural and cultural features; (g) is cost effective to maintain; and (h) is dedicated as public land in the early stages of the subdivision. | AO18 | <p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.2 (Landscape code) includes requirements for the design and construction of landscape elements in public parks and open space <i>infrastructure</i>.</p> |
| Local Parks | | | |
| PO19 | <p>Development provides for local parks that:-</p> <ul style="list-style-type: none"> (a) are of a size and configuration that meets the needs of the local catchment; (b) are located central to the catchment they are intended to serve; | AO19 | <p>Development contributes local parks at a rate of 25m² per additional dwelling or lot, whichever is greater:-</p> <ul style="list-style-type: none"> (a) having a minimum area of 0.5 hectares or adjoining existing or proposed local parks to achieve a consolidated useable area and open space connectivity; |

| Performance Outcomes | | Acceptable Outcomes | |
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| | <ul style="list-style-type: none"> (c) provide a recreation area that is a prominent local feature which contributes to the character and identity of the local area and provides visual relief from the built environment; (d) are designed to accommodate varying and changing recreation activities; (e) are co-located with other open space and community facilities, where possible; (f) integrate with the natural environment; (g) are fit for purpose, low maintenance and minimise asset life cycle costs; and (h) achieve Council's desired standards of service for a local park. | | <ul style="list-style-type: none"> (b) located within 500 metres of the catchment the park is intended to serve; and (c) in accordance with the Planning scheme policy for development works. <p>Editor's note—local parks are required to be provided where identified in council's Environment and Liveability Strategy or a local plan area or one or more of the following applies:</p> <ul style="list-style-type: none"> (a) the development creates a residential catchment generating the need for a local park; or, (b) the development extends an existing residential catchment, generating the need to either extend an existing local park, or, provide an additional local park; or, (c) the development extends an existing residential catchment that is not already serviced by a local park. |
| Stormwater Management Infrastructure | | | |
| PO20 | <p>Development provides for the effective drainage of lots and roads in a manner that:-</p> <ul style="list-style-type: none"> (a) maintains and restores the natural flow regime; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and surrounding land. | AO20 | <p>No acceptable outcome provided.</p> <p>Editor's note—Section 9.4.6 (Stormwater management code) includes requirements for the design and construction of stormwater management <i>infrastructure</i>.</p> |
| Infrastructure and Services | | | |
| PO21 | <p>Development provides that each lot is provided with appropriate development <i>infrastructure</i> and services commensurate with the nature and location of the subdivision.</p> | AO21.1 | <p>In urban areas, new lots are connected to:-</p> <ul style="list-style-type: none"> (a) the reticulated water supply <i>infrastructure</i> network; (b) the reticulated sewer <i>infrastructure</i> networks; (c) the reticulated electricity <i>infrastructure</i> network; and (d) where available, a high speed telecommunications <i>infrastructure</i> network. <p>Editor's note—Section 9.4.6 (Stormwater management code) and Section 9.4.7 (Sustainable design code) include requirements for integrated water management and dual water reticulation systems that may reduce demand upon the reticulated water supply <i>infrastructure</i> network.</p> |
| | | AO21.2 | <p>In urban areas, where 5 or more new lots are created or a new road is created, electricity supply <i>infrastructure</i> is provided underground.</p> |
| | | AO21.3 | <p>In non-urban areas, new lots are provided with:-</p> <ul style="list-style-type: none"> (a) a connection to the reticulated water supply <i>infrastructure</i> network, where available; (b) a connection to the reticulated sewer <i>infrastructure</i> network, where available, or otherwise an area |

| Performance Outcomes | | Acceptable Outcomes | |
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| | | | <p>suitable to accommodate an on-site effluent treatment and disposal system;</p> <p>(c) a connection to the reticulated electricity <i>infrastructure</i> network or a separate electricity generation source; and</p> <p>(d) where available, access to a high speed telecommunications network.</p> |
| Waterway Esplanades | | | |
| PO22 | Development involving subdivision including or adjacent to a major <i>waterway</i> (stream order 3 or above) provides for continuous public access along the full length of the <i>waterway</i> , in addition to any requirement for <i>park</i> and open space. | AO22 | <p>Development provides for a public esplanade to be provided for land adjoining any <i>waterway</i> of stream order 3 or above, where identified on a Biodiversity, Waterways and Wetlands Overlay Map, which:-</p> <p>(a) in respect to a <i>waterway</i> of stream order 5 or above, is a minimum of 30 metres wide measured from the high bank;</p> <p>(b) in respect to a <i>waterway</i> of stream order 3 or 4, is a minimum of 10 metres wide measured from the high bank;</p> <p>(c) is dedicated as public land; and</p> <p>(d) has legal access from a public place for the purposes of maintenance.</p> |

Table 9.4.4.3.2 Minimum lot size and dimensions^{15 16 17 18}

| Column 1 Zone | Column 2 Minimum lot size | | | Column 3 Minimum square or rectangle (metres) | Column 4 Minimum frontage (metres) |
|---|---|---|---|--|---------------------------------------|
| | Column 2A Slope ≤ 15% | Column 2B Slope > 15% and ≤ 20% | Column 2C Slope > 20% | | |
| Low density residential zone | 600m ² | 1,000m ² | 1,500m ² | 15 x 20 | 15 |
| Medium density residential zone | 800m ² | 1,000m ² | 1,500m ² | 15 x 20 | 15 |
| High density residential zone | 800m ² | 1,000m ² | 1,500m ² | 20 x 30 | 20 |
| Tourist accommodation zone | 1,000m ² | 1,000m ² | 1,500m ² | 20 x 40 | 20 |
| Principal centre zone | 400m ² | 1,000m ² | 1,000m ² | 10 x 12 | Not specified |
| Major centre zone | 400m ² | 1,000m ² | 1,000m ² | 10 x 12 | Not specified |
| District centre zone | 400m ² | 1,000m ² | 1,000m ² | 10 x 12 | Not specified |
| Local centre zone | 400m ² | 1,000m ² | 1,000m ² | 10 x 12 | Not specified |
| Specialised centre zone | 1,000m ² | 1,000m ² | 1,000m ² | 20 x 40 | 20 |
| Sport and recreation zone | Not specified | Not specified | Not specified | Not specified | Not specified |
| Open space zone | Not specified | Not specified | Not specified | Not specified | Not specified |
| Low impact industry zone | 1,000m ² | 1,000m ² | 1,000m ² | 20 x 40 | 20 |
| Medium impact industry zone | 1,500m ² | 1,500m ² | 1,500m ² | 30 x 40 | 30 |
| High impact industry zone | 4,000m ² | 4,000m ² | 4,000m ² | 30 x 40 | 40 |
| Waterfront and marine industry zone | 1,000m ² | 1,000m ² | 1,000m ² | 20 x 40 | 20 |
| Community facilities zone | Not specified | Not specified | Not specified | Not specified | Not specified |
| Environmental management and conservation zone | Not specified | Not specified | Not specified | Not specified | Not specified |
| Limited development (landscape residential) zone | No new lots to be created | | | | |
| Rural zone | 100 hectares | 100 hectares | 100 hectares | Not specified | 250 |
| Rural residential zone where within the rural residential growth management boundary. | 6,000m ² (minimum average 1 hectare) | 6,000m ² (minimum average 1 hectare) | 6,000m ² (minimum average 1 hectare) | 50 x 100 | 60 |
| Rural residential zone not otherwise specified. | No new lots to be created | | | | |
| Emerging community zone | 10 hectares | 10 hectares | 10 hectares | Not specified | 100 |
| Tourism zone | Not specified | | | | |

¹⁵ Note—the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an applicable local plan or structure plan.

¹⁶ Note—where a local plan or structure plan varies the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)**, it does not override the requirement for a larger lot size to be provided on sloping sites (i.e. column 2B and 2C of **Table 9.4.4.3.2** continue to apply to the extent relevant).

¹⁷ Note—for land included in the Medium density residential zone or Emerging community zone, the minimum lot size requirements specified in column 2 of **Table 9.4.4.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development that complies with the criteria for small lot housing and, where in the Medium density residential zone, provides for a minimum lot size of 300m².

¹⁸ Note—where **Table 9.4.4.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development must satisfy Performance Outcome PO3.

Table 9.4.4.3.3 Design criteria for small residential lots

| Column 1 Design element | Column 2 Row lots | Column 3 Narrow lots | Column 4 Small lots |
|------------------------------------|--|---|---|
| Lot Width | < 10 metres | 10 – 15 metres | > 15 metres |
| Access | Via laneway with a minimum width of 6 metres except where orientation of <i>private open space</i> is optimised by having vehicle <i>access</i> via the <i>primary street frontage</i> . | Not specified | In accordance with the Queensland Development Code. |
| Garages | A double garage may only be provided on a lot with a <i>frontage</i> less than 12.5 metres where the second storey extends over the garage towards the street frontage by a minimum of 1 metre for a minimum width of 50% of the garage width. | | |
| Maximum <i>Site Cover</i> | 60% | 50% | |
| Minimum Private Open Space | 20m ² with 4 metre dimension generally at rear of dwelling. | 30m ² with 5 metre dimension generally at rear of dwelling. | |
| Minimum Planting | 20m ² with access to deep soil and sky with 12m ² at primary street <i>frontage</i> . | 30m ² with access to deep soil and sky with 15m ² at primary street <i>frontage</i> . | |
| Minimum Front <i>Setback</i> | (a) 5.5 metres to garage door and 4 metres to house wall when single street address provided; and (b) 4 metres to house wall and 2 metres to verandah / balcony when vehicle <i>access</i> provided by rear laneway. | | |
| Minimum Rear <i>Setback</i> | (a) 4 metres where abutting another residential lot; and (b) 1 metre to ground <i>storey</i> and 0.5 metre to first upper <i>storey</i> where adjoining a laneway. | | |
| Minimum Side <i>Setback</i> | 1 metre where not nominated as built to boundary on the plan of development. | | |
| Minimum Parking | (a) for a lot exceeding 300m ² —at least 2 (two) car parking spaces with at least one space capable of being covered; or (b) for a lot not exceeding 300m ² —at least 1 (one) covered car parking space. Note—car parking spaces may be provided in a tandem configuration provided that all spaces are wholly contained within the <i>site</i> such that parked vehicles do not protrude into the road reserve. | | |
| Front Entry | Pedestrian entry and door visible and accessible from primary street <i>frontage</i> . | | |
| Street Surveillance | Minimum 1 living space overlooking the primary street <i>frontage</i> . | | |
| Front Fence | (a) Maximum of 1.8 metres high; (b) 50% transparent where exceeding 1.2 metres high; and (c) Articulated to allow for dense landscape screening. | | |
| Light and Air | Buildings that exceed 8 metres in depth must be provided with a courtyard within the building footprint that has a minimum dimension of 2 metres x 2 metres. | Not specified | |

Table 9.4.4.3.4 Access strip requirements for rear lots

| Column 1 Zone | Column 2 Minimum width of single access strip (metres) | Column 3 Minimum width of combined access strips with reciprocal easement (metres) | Column 4 Minimum driveway width (metres) | Column 5 Maximum driveway length (metres) | Column 6 Standard of construction |
|------------------------|---|---|---|--|--------------------------------------|
| Residential zones | 5 | 6 (2x3) | 3.5 | 40 | Sealed concreted pavement or |
| Rural Residential zone | 6 | 6 (2x3) | 3.5 | 80 | Sealed concreted pavement or |
| Rural zone | 10 | 10 (2x5) | 4 | 100 | All weather gravel pavement |

Table 9.4.4.3.5 Minimum width for irregular shaped lots

| Column 1 Zone | Column 2 Minimum width measured at site frontage (metres) | Column 3 Minimum width measured 6 metres from site frontage (metres) |
|---|--|---|
| Low density residential zone and Medium density residential zone | 6 | 10 |
| High density residential zone and Tourist accommodation zone | 10 | 15 |
| Principal centre zone, Major centre zone, District centre zone, Local centre zone and Specialised centre zone | 6 | 10 |
| Low impact industry zone and Waterfront and marine industry zone | 12 | 20 |
| Medium impact industry zone and High impact industry zone | 15 | 25 |
| Rural zone and Rural residential zone | 12 | 20 |