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:-
 - 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 nonurban 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

Perform	ance Outcomes	Acceptable Outcomes		
Lot Lay	out and Site Responsive Design			
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:-	

Performa	nce Outcomes	Acceptable C	Jutcomes
T GHOIIIId	(a) the setting of the <i>site</i> within an	Acceptable C	(a) Part 7 (Local plan codes), which
	urban or non-urban context;		identifies local planning requirements for
	(b) any natural environmental values		local plan areas;
	or hazards present on, or		(b) Part 8 (Overlays), which identifies
	adjoining the site;		development constraints and valuable
	(c) any places of cultural heritage		resources; and
	significance or character areas		(c) Part 10 (Other plans), which identifies
	present on, or adjoining the site;		structure planning and other requirements
	(d) any important landmarks, views,		for declared master plan areas.
	vistas or other areas of high		Note-the Council may require submission of a
	scenic quality present on, or able		local area structure plan for a site exceeding 10
	to be viewed from, the <i>site</i> ;		hectares in area, or a development involving
	(e) any natural economic resources		the creation of 50 or more new lots, so as to
	present on, adjoining or near the		demonstrate compliance with Performance
	site; and		Outcome PO1.
	(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.		
Lot Layo	ut and Neighbourhood/Estate Design		
PO2	Development provides for a lot layout,	AO2	No acceptable outcome provided.
	land use and infrastructure		
	configuration that:-		Note-the Council may require submission of a
	(a) provides for an efficient land use		local area structure plan for a site exceeding 10
	pattern;		hectares in area, or a development involving
	(b) effectively connects and		the creation of 50 or more new lots, so as to demonstrate compliance with Performance
	integrates the site with existing or		Outcome PO2.
	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</i>		
	open space 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		
	infrastructure 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> ;		
	(I) avoids the sporadic or out-of-		
	sequence creation of lots; and		
	(m) protects and enhances		

Part 9

Performa	ince Outcomes	Acceptable	Outcomes
	ecologically important areas 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:- (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 	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).
	 local area; (c) where for residential lots, provide sufficient area for a suitable building envelope, vehicle access and useable private open space, without the need for major earthworks and retaining walls; (d) where for commercial and 	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) .
	 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 	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.
	(g) in the case of land included in the Rural zone, prevent the fragmentation of rural land.	AO3.4	 No additional lots are created on land included in:- (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> .
	sidential Lots		
PO4	 Development provides for small residential lots (of less than 600m²) to be created in limited circumstances where:- (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 	AO4.1 AO4.2	Notwithstanding Acceptable Outcome AO3.1 (above), small residential lots may be created on land in one of the following zones:- (a) the Emerging community zone; or (b) the Medium density residential zone. The land on which small residential lots are created has a <i>slope</i> of not more than 10%.
PO5	constraints. Small residential lots (of less than 600m ²) are developed in accordance with a plan of development, which demonstrates that:-	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).
	 (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 	AO5.2	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.

 built form outcomes; (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; (d) an appropriate building envelope can be accommodated; (e) Sufficient and useable private open space can be provided for each future dwelling; (f) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining parties as a result of overshadowing; privacy and access to sunight; and (f) and scape and Itee planting can be accommodated in use of adversely upon the adversely upon the dements, improve micro climate and contribute to the quality of the public realm. (f) the diselegoment provides for rear lots to be created only where:- (h) the diselegoment development of adjoining land; (h) the sidely and reigidice the subsequent development of the side to be detrimental to the use and amenity of the rear lot; (h) the sidely and efficiency of the rear lot, is to takely to be detrimental to the use and amenity of the rar lots and efficiency of the rear lot, excluding lots that adjoin a to access storp ace in the use and amenity of the rar lots will not have a detrimential field on the use and amenity of the rar lots will not have a detrimental effect on the use coess storp ace in the use and amenity of the rar lots will not have a detrimential field on the rear lot, storm what access is ig gained is on taxees to the roal floater of the rear lots adjoin ace coess storps are located on out access storps are located on the store and the like. POT 	Performa	ance Outcomes	Acceptable	Outcomes
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 use and amenity of the <i>rear lot</i>; (f) the safety and efficiency of the road from which access is gained is not adversely affected; and (g) vehicular access 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. (g) Tregular Shaped Lots PO7 Development provides for irregular shaped lots to be created only where:- (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access and visual exposure 		• • • • • • • • • • • • • • • • • • • •		
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 road from which access is gained is not adversely affected; and (g) vehicular access to rear lots will not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like. <i>Irregular Shaped Lots</i> PO7 Development provides for irregular shaped lots to be created only where:- (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access and visual exposure <i>AOT</i> (g) no more than two <i>rear lots</i> and/or <i>rear lot</i> access strips directly adjoin each other; (h) <i>rear lot</i> access strips are located on only one side of a full <i>frontage</i> lot; and <i>rear lot</i> access strips comply with the requirements of Table 9.4.4.3.4 (Access strip requirements for rear lots). 		(f) the safety and efficiency of the		reciprocal access easements are
(g) vehicular access to rear lots will not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.lot access strips directly adjoin each other;(h) rear lot access strips are located on only one side of a full frontage lot; and(h) rear lot access strips comply with the requirements of Table 9.4.4.3.4 (Access strip requirements for rear lots).Irregular Shaped LotsPO7Development provides for irregular shaped lots to be created only where:- (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access and visual exposureAO7Irregular complex with requirements of Table 9.4.4.3.2 (Minimum lot size and dimensions); and (b) comply with requirements of Table		road from which access is gained		provided;
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 (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access and visual exposure (c) safe access and visual exposure 				
the road;dimensions); and(b) safe access and visual exposure(b) comply with requirements of Table		(a) the creation of regular lots is		specified in Column 3 of Table
(b) safe access and visual exposure (b) comply with requirements of Table				
to and from the site can be 9.4.4.3.5 (Minimum width for				
		to and from the site can be		9.4.4.3.5 (Minimum width for

Performa	nce Outcomes	Acceptable	Outcomes
	provided, while not adversely impacting on the functionality of the surrounding road network; and (c) the irregular lot is demonstrably		irregular shaped lots).
	suitable for its intended purpose.		
Rearrang	ement of Lot Boundaries		
P08	Development provides that the rearrangement of lot boundaries is an improvement on the existing situation.	A08	 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 significant improvement in rural productivity; or (g) the rearrangement of lots results in a significant improvement in the protection of environmental values.
Volumetr PO9	ric Subdivision Development provides that the	AO9	No acceptable outcome provided.
	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.		
	ion by Lease	1010	
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.
	o Sensitive Land, Incompatible Uses al		
P011	 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) .

Part 9

Performa	ance Outcomes	Accontable	Outcomes
- enomia		-	
Performa	 ince Outcomes infrastructure; (c) provide for protection of the scenic qualities of the Sunshine Coast through visual screening of development; and (d) do not create "reverse amenity" situations where the continued operation of existing uses or infrastructure is compromised by the proposed development. 	Acceptable AO11.2 AO11.3	Outcomes Where located adjacent to rural land, development for residential and rural residential lots provides an agricultural buffer that complies with the buffer design criteria specified in Table 2 of the State Planning Guidelines – Separating Agricultural and Residential Land Uses. Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:- (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; (b) is not located within 500 metres of an
		AO11.4	 existing or planned high voltage transmission grid substation site; (c) is not located within 100 metres of an existing bulk supply transformer; (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; (e) is not located within 60 metres of an existing zone transformer; and (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. 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.
Avoidan	ce 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.
	d Public Transport Infrastructure ¹⁴		
PO13	Development involving the creation of new roads and other transport	AO13	No acceptable outcome provided.
	 corridors ensures that the road network:- (a) accords with the 2031 Functional Transport Hierarchy as shown on Figure 9.4.8A (2031 Functional Transport Hierarchy); (b) provides visible distinction of roads, based on function and design features; (c) provides convenient, safe and efficient movement for all modes of transport between land use 		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 infrastructure.

Part 9

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.

Performa	nce Outcomes	Acceptable	Outcomes
	activities with priority given to		
	pedestrian movement and bicycle		
	use over vehicle movements;		
	(d) allows for unimpeded and		
	practical access to each		
	proposed lot; (e) accommodates or facilitates		
	access to cycle and pedestrian		
	pathways;		
	(f) facilitates a high standard of		
	urban design which reflects a grid		
	pattern to assist connectivity,		
	particularly for pedestrians and		
	cyclists;		
	(g) provides for the operation of		
	public transport and		
	accommodates public transport infrastructure:		
	(h) connects to and integrates with		
	existing roads and other relevant		
	facilities within and external to the		
	land to be subdivided;		
	(i) provides for the dedication and		
	construction of roads where		
	required to allow access to and		
	proper development of adjoining		
	vacant land that is intended for development;		
	(j) provides for the construction and		
	adequate drainage of all		
	proposed roads, pathways,		
	laneways and bikeways within		
	and adjoining the land to be		
	subdivided;		
	(k) does not unreasonably adversely		
	impact on existing vehicular		
	traffic, active transport users or		
	the amenity of the surrounding environment;		
	(I) provides safe passage for wildlife		
	movement and incorporates		
	wildlife movement corridors into		
	the entire design and use of the		
	road system; and		
	(m) incorporates appropriate areas for		
	the provision of street trees and		
DO ()	landscapes.	1011	
PO14	Development involving the creation of	AO14	No acceptable outcome provided.
	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.		
PO15	Development involving the creation of	AO15	No acceptable outcome provided.
	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		
PO16	speeds. Development involving the creation of	AO16	In an urban area, at least 90% of lots are
	new roads ensures that most or all	7010	within 400 metres safe walking distance of
	isaas should hat host of all	1	
	urban lots are located within walking		an existing or proposed public transport
	urban lots are located within walking distance of public transport.		an existing or proposed public transport route, or within 500 metres safe walking

Performa	ince Outcomes	Acceptable	Outcomes
	an and Bicycle Path Infrastructure		
PO17	Development provides for the	AO17	No acceptable outcome provided.
	establishment of a network of		Editoria nota - Continu 0.4.0 (Transmort and
	pedestrian and bicycle paths that:- (a) provides a high level of		Editor's note – Section 9.4.8 (Transport and parking code) and Section 9.4.11 (Works,
	permeability and connectivity;		services and infrastructure code) provide
	(b) maximises opportunities to link		requirements for the design and construction of
	activity centres, employment		pedestrian and bicycle path infrastructure.
	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		
	infrastructure; (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.		
Open spa	ace (including environmental reserves)	and drainage	e reserves
PO18	Development provides for parks,	AO18	No acceptable outcome provided.
	environmental reserves drainage		
	reserves and open space		Editor's note—Section 9.4.2 (Landscape code) includes requirements for the design and
	<i>infrastructure</i> that:- (a) provides for a range of passive		construction of landscape elements in public
	and active recreation settings and		parks and open space infrastructure.
	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		
	vegetation, waterways, wetlands		
	and other ecologically important		
	areas 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.		
Local Pa	rks		
PO19	Development provides for local parks	AO19	Development contributes local parks at a
	that:-		rate of 25m ² per additional dwelling or lot,
	(a) are of a size and configuration		whichever is greater:-
	that meets the needs of the local catchment;		(a) having a minimum area of 0.5 hectares or adjoining existing or
	(b) are located central to the		proposed local parks to achieve a
	catchment they are intended to		consolidated useable area and open
	serve;		space connectivity;

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

Performa	ance Outcomes	Acceptable	Outcomes
			 suitable to accommodate an on-site effluent treatment and disposal system; (c) a connection to the reticulated electricity <i>infrastructure</i> network or a separate electricity generation source; and (d) where available, access to a high speed telecommunications network.
Waterwa	y Esplanades		
P022	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	 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:- (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; (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; (c) is dedicated as public land; and (d) has legal access from a public place for the purposes of maintenance.

Column 1		Column 2		Column 3	Column 4
Zone		Minimum lot size			Minimum
	Column 2A Slope ≤ 15%	Column 2B Slope > 15% and ≤ 20%	Column 2C Slope > 20%	square or rectangle (metres)	frontage (metres)
Low density residential zone	600m ²	1,000m²	1,500m ²	15 x 20	15
Medium density residential zone	800m ²	1,000m²	1,500m ²	15 x 20	15
High density residential zone	800m ²	1,000m²	1,500m ²	20 x 30	20
Tourist accommodation zone	1,000m²	1,000m²	1,500m ²	20 x 40	20
Principal centre zone	400m ²	1,000m²	1,000m ²	10 x 12	Not specified
Major centre zone	400m ²	1,000m²	1,000m ²	10 x 12	Not specified
District centre zone	400m ²	1,000m²	1,000m ²	10 x 12	Not specified
Local centre zone	400m ²	1,000m²	1,000m ²	10 x 12	Not specified
Specialised centre zone	1,000m²	1,000m²	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	1,000m²	1,000m²	1,000m ²	20 x 40	20
Medium impact industry zone	1,500m²	1,500m²	1,500m ²	30 x 40	30
High impact industry zone	4,000m²	4,000m ²	4,000m ²	30 x 40	40
Waterfront and marine industry zone	1,000m²	1,000m ²	1,000m²	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				

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

Part 9

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	Column 2	Column 3	Column 4
Design element	Row lots	Narrow lots	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</i> <i>open space</i> is optimised by having vehicle <i>access</i> via the primary street <i>frontage</i> .	Not specified	In accordance with the Queensland Development Code.
Garages	less than 12.5 metres where t	provided on a lot with a <i>frontage</i> he second storey extends over t frontage by a minimum of 1 0% of the garage width.	
Maximum Site Cover	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 Setback	when single street address(b) 4 metres to house wall	or and 4 metres to house wall s provided; and and 2 metres to verandah / ess provided by rear laneway.	
Minimum Rear Setback	 (a) 4 metres where abutting a (b) 1 metre to ground store storey where adjoining a la 	nother residential lot; and y and 0.5 metre to first upper aneway.	
Minimum Side Setback	1 metre where not nominated a of development.	as built to boundary on the plan	
Minimum Parking Front Entry	 spaces with at least one s or (b) for a lot not exceeding 30 car parking space. Note—car parking spaces m configuration provided that all within the <i>site</i> such that parke the road reserve. 	 ²—at least 2 (two) car parking pace capable of being covered; 00m²—at least 1 (one) covered ay be provided in a tandem l spaces are wholly contained d vehicles do not protrude into be and accessible from primary 	
	street frontage.		
Street Surveillance	frontage.	verlooking the primary street	
Front Fence	 (a) Maximum of 1.8 metres hi (b) 50% transparent where ex (c) Articulated to allow for der 	ceeding 1.2 metres high; and	
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	

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 or concreted pavement
Rural Residential zone	6	6 (2x3)	3.5	80	Sealed or concreted pavement
Rural zone	10	10 (2x5)	4	100	All weather gravel pavement

Table 9.4.4.3.4 Access strip requirements for rear lots

Table 9.4.4.3.5 Minimum width for irregular shaped lots	Table 9.4.4.3.5	Minimum width for irregular shaped lots
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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

Part 9