9.4.6 Reconfiguring a Lot Code

9.4.6.1 Application

This code applies to development identified as requiring assessment against the Reconfiguring a Lot Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.4.6.2 Purpose

(1) The purpose of the Reconfiguring a Lot Code is to ensure that reconfiguring a lot:

- (a) results in lot sizes, dimensions and access that facilitate the intended development in the zone or zone precinct;
- (b) integrates with existing and planned infrastructure and services;
- (c) contributes to an accessible and walkable community in *urban areas*;
- (d) creates a high level of amenity and character through road reserve design, open space design and lot layout;
- (e) responds to the natural topography and physical landscape whilst managing stormwater; and
- (f) meets the diverse and evolving needs of the community.

(2) The purpose of the Reconfiguration of a Lot Code will be achieved through the following overall outcomes:

- (a) **Consistency with the Zone**:
  - (i) Lot size and design facilitates the intended land uses and outcomes of the relevant zone;
  - (ii) Lot design ensures that character and built form outcomes consistent with the intent of the zone can be achieved; and
  - (iii) For residential subdivision, the density is consistent with the intent of zone and zone precinct (where applicable);
- (b) **Design**:
  - (i) Lot shapes are usable and accessible;
  - (ii) A range of lot sizes is provided for in medium to large subdivisions, to accommodate the variety of development expected in a zone;
  - (iii) Lots are designed to respond to the natural topography of the land by minimising the extent of earthworks, retaining walls and batters;
  - (iv) Lot design and size:
    - (A) ensures existing activities, infrastructure, services and relevant approvals are not located on or over boundaries; and
    - (B) considers the accommodation of future consistent uses and potentially consistent uses in the zone;

(v) involving a boundary realignment results in an improved development outcome and, where in the Rural Zone, does not result in a net potential to create additional lots or the fragmentation of land for agricultural production; and

(vi) Access easements or rear lot access provide for a safe access and are clear of buildings and structures.

(c) **Infrastructure and Services**:

(i) Reconfiguring a lot results in safe, efficient and interconnected streets that:

(A) prioritise walking and cycling, and the future facilitation of public transport; and

(B) facilitate the movement of people by motor vehicle;

(ii) Reconfiguring a lot contributes to the provision of a safe, accessible, convenient and useable network of open space for local communities that:

(A) is cost effective to maintain;

(B) provides that public infrastructure has a minimum 20 year design life; and

(C) contributes to the character of the area;

(iii) Reconfiguring a lot ensures that new lots are connected to essential services and public utilities to meet the demand of end users whilst minimising risk of environmental harm; and

(iv) Lots requiring on-site sewerage facilities are appropriately sited and designed to respond to on and off-site constraints, and avoid adverse environmental or human health impacts;

(d) **Master Planning**:

(i) Master planning is undertaken for medium to large residential subdivisions to ensure that lot design for subdivisions:

(A) facilitates a range of housing types and lot sizes to meet existing and evolving community needs into the future;

(B) can include a limited number of smaller lots in close proximity to open space, retail, commercial, community, recreation facilities and public transport;

(C) provides for an effective and efficient road hierarchy and network that addresses connectivity, functionality, safety and serviceability; and

(D) is appropriately staged to ensure access to community facilities and open space is integrated and commensurate with community need.

9.4.6.3 Assessment Benchmarks

Table 9.4.6.3.1— Assessable Development

Performance Outcomes	Acceptable Outcomes
Boundary Realignment Only	
PO1 Reconfiguring a lot in all zones, which involves the realignment of a boundary, provides for: (1) an improved lot configuration that better meets the intended outcomes of the zone and enhances the protection of environmental values; or (2) the correction of a boundary encroachment by existing development or an existing situation where a lot has multiple zonings.	**AO1** A boundary realignment: (1) results in lots that have a usable shape; (2) results in lots with a regular shape and boundaries where practicable; (3) allows for the uses intended in the zone; (4) achieves character and built form outcomes for future development applicable to the relevant zone; (5) does not detrimentally impact on infrastructure and essential services; (6) provides for all activities associated with the use on the lot to be located wholly within the lot; (7) provides for all lots to have a frontage to a road reserve and have a legal, practical access to a constructed road; (8) ensures buildings, structures and waste disposal areas are not located across a boundary;

Performance Outcomes	Acceptable Outcomes
	(9) does not result in an adverse drainage impact on upstream and downstream properties; (10) does not result in soil movement and silt loads entering drainage lines and watercourses as a result of future development; (11) results in existing buildings and structures complying with minimum setback requirements; (12) is consistent with any existing approvals attached to the land; (13) does not result in existing development contravening the Planning Scheme; (14) ensures that any buffers associated with a use is included in the same lot as the uses; (15) ensures all lots are serviced by infrastructure expected in the zone; and (16) does not restrict the lawful use of a lot.
PO2 Reconfiguring a lot involving a boundary realignment in the Rural Zone must share a common boundary and provides for lots that: (1) sustain or significantly enhance the productive capacity of the land for agriculture; (2) do not create conflict between rural activities and residential activities; (3) do not result in a potential to create additional lots; and (4) do not result in a rural residential development pattern.	**AO2.1** Development involving a boundary realignment in the Rural Zone results in lots that comply with **Table 9.4.6.3.2 - Minimum Lot Size and Design**. **OR** Development involving a boundary realignment in the Rural Zone that does not comply with **Table 9.4.6.3.2 - Minimum Lot Size and Design**: (1) does not result in a change in area of any lot that exceeds 10%; and (2) does not result in lots that have the potential for a net increase in the number of lots in the Rural Zone.
	AO2.2 Lots reconfigured as part of a boundary realignment in the Rural Zone: (1) share a common boundary; (2) do not create lots that are configured in a rural residential development pattern; (3) do not fragment land used for agricultural production; (4) do not result in the creation of a new lot divided by a road reserve; (5) do not create impractical situations for landowners in terms of access arrangements and future uses; and (6) do not involve the use of a lot originally intended to accommodate infrastructure, e.g. disused road reserve or transport infrastructure, water supply infrastructure.
PO3 Boundary realignment and associated operational work is designed to minimise the need for earthworks, retaining walls and batters.	**AO3** No acceptable outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
PO4 Development provides that existing constructed roads and their relevant road reserves are appropriately aligned.	**AO4** Development achieves the correct alignment of existing constructed roads and their relevant road reserves.
PO5 All lots are provided with essential services and public utilities, including sewerage, water, electricity and communication services that are designed and located to: (1) meet the needs of users; (2) enhance the health, safety and convenience of the community; (3) be cost effective over their life cycle; (4) minimise adverse impacts to the environment (including the visual amenity of the local area); (5) minimise risk of failure or damage during a natural hazard event; and (6) support connection to fibre telecommunication infrastructure, for greenfield residential areas.	**AO5.1** All lots: (1) where located in a zone other than the Rural Zone and Conservation Zone, are: (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply. (2) where located in the Rural Zone, are: (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply; or (c) connected to an alternative electricity supply where a reticulated electricity supply is located greater than 500 metres of a mains supply (11kV). ***Note** - "directly connect" includes the ability to connect to a reticulated supply, available on a road way or lot adjoining the subject lot, without further extension to the reticulate supply network.*
	AO5.2 All lots: (1) are connected to the reticulated water supply or reticulated sewerage where it is available; or (2) where located outside reticulated water supply or reticulated sewerage areas, demonstrates that water supply and sewerage disposal can be facilitated for on-site. ***Note** - Queensland Urban Utilities (QUU) is responsible for delivering reticulated water supply and reticulated sewerage services in the Scenic Rim Region. Refer to QUU's website www.urbanutilities.com.au for further information regarding reticulated water supply or reticulated sewerage availability.*
	AO5.3 All lots can be serviced by communication services.
PO6 A boundary realignment provides safe and efficient access to the road for vehicles and pedestrians.	**AO6** Lots configured as part of a boundary realignment allow any associated driveway access and crossover to be constructed in accordance with Local Laws or **Planning Scheme Policy 1 - Infrastructure Design**.
Reverse Amenity	
PO7 Development involving *sensitive land uses* in close proximity to existing lawful land uses with potential for off-site noise, dust, odour and other emissions, are located and designed to:	**AO7** No Acceptable Outcome is prescribed.

Performance Outcomes	Acceptable Outcomes
(1) not impede the operation of the existing lawful land use; and (2) mitigate the potential for any amenity impacts and do not impede the operation of existing lawful land uses. ***Editor's Note** - Development design principles may include;* *(1) locating open space and roadways to increase separation distances;* *(2) use of dense landscaping as a visual and particulate barrier;* *(3) reducing residential densities adjacent to impacting sites;* *(4) building design, including air conditioning; and* *(5) providing barriers to impacting sites.*	
Rear Lots	
PO8 A boundary realignment involving the creation of rear lots are limited and are only considered where such lots: (1) maintain the character and amenity requirements outlined in the zone; (2) do not result in negative amenity impacts for adjoining lots; (3) protect the safety of pedestrians and cyclists by ensuring that driveway access to the road frontage are designed to maintain visibility to the verge; (4) provide an adequate internal manoeuvring area for vehicles for safe entry and exit from the lot in forward gear; and (5) allow sufficient street frontage for waste collection.	**AO8.1** Only one rear lot is created behind a full frontage lot.
	AO8.2 The rear lot has a width not less than the lot it is positioned behind.
	AO8.3 The access to the rear lot is located along a side boundary of the subject site.
	AO8.4 Minimum widths for access strips and easements are in accordance with **Table 9.4.6.3.2 - Minimum Lot Size and Design**.
	AO8.5 Vehicles entering the rear lot have sufficient space to manoeuvre and to enter and leave the lot in a forward direction.
	AO8.6 Where in a *residential zone*, the rear lot is created for a *Dwelling house*.
	AO8.7 The rear lot has a dedicated *building envelope* which: (1) achieves setback requirements outlined under the relevant zone code; and (2) is not located in the access strip or easement area.
Building Envelopes for Constrained Land and Rear Lots	
PO9 Development ensures that a *building envelope* is provided when part of an allotment is constrained or when creating a rear lot.	**AO9.1** A *building envelope* is provided on lots where: (1) part or all of the lot is affected by a constraint that is not suitable for development (excludes public and community land); or (2) involving the creation of a rear lot.

Performance Outcomes	Acceptable Outcomes
	AO9.2 A *building envelope* is designed and located to: (1) avoid constrained land; and (2) avoid access strips and easement areas.
Reconfiguring a Lot involving the Creation of an Access Easement Only	
PO10 Development which involves the creation of an access easement: (1) does not result in existing development contravening the Planning Scheme; (2) does not impact on infrastructure and essential services; (3) does not impact upon any existing approvals attached to the land; and (4) provides for a safe and efficient access point for vehicles and pedestrians.	**AO10.1** Access easements are positioned to allow any associated driveway access and crossover to be constructed in accordance with Local Laws or **Planning Scheme Policy 1 - Infrastructure Design**.
	AO10.2 Access easements are designed and located to avoid existing infrastructure and essential services, including sewerage, water, electricity and communication services.
	AO10.3 Access easements do not: (1) contravene any development approval applying to the site; and (2) result in existing development contravening the Planning Scheme.
	AO10.4 Minimum widths for access easements are in accordance with **Table 9.4.6.3.2 - Minimum Lot Size and Design**.
All Other Reconfiguring a Lot (Excluding Boundary Realignment and Creation of Access Easement)	
Lot Design	
PO11 Reconfiguring a lot: (1) results in lots that have a usable shape suitable for the lots intended purpose and use; (2) results in lots with a regular shape and boundaries where practicable; (3) allows for the uses listed in the table of consistent uses and potentially consistent uses in the zone; (4) achieves character and built form outcomes applicable to the relevant Zone; (5) provides for all activities associated with the use on the lot to be located wholly within the lot; (6) does not contravene any existing approvals attached to the land; and (7) does not result in existing development contravening the Planning Scheme.	**AO11.1** Development creates lots that comply with **Table 9.4.6.3.2 - Minimum Lot Size and Design**.
	AO11.2 Development ensures lot size and dimensions are sufficient to: (1) retain consistency with any existing approvals attached to the land; (2) provides for all activities associated with a use on the lot to be located wholly within a single lot; (3) accommodate existing development in a way that does not contravene the requirements of the Planning Scheme; (4) accommodate intended or likely structures, including the provision of level building pads and any associated retaining walls; and (5) achieves character and built form outcomes for future development applicable to the relevant Zone.

Performance Outcomes	Acceptable Outcomes
	AO11.3 Development ensures that any buffers associated with a use is included in the same lot as the use.
PO12 Lot configuration provides safe and efficient access to the road for vehicles and pedestrians.	**AO12** All lots are configured to allow any associated driveway access and crossover to be constructed in accordance with Local Laws or **Planning Scheme Policy 1 - Infrastructure Design**.
Earthworks and Retaining Walls	
PO13 Reconfiguring a lot and associated operational work is designed to minimise the need for earthworks, retaining walls and batters.	**AO13** No acceptable outcome is prescribed.
PO14 Where unavoidable, development ensures that batter slopes and retaining walls: (1) do not encroach onto, or impact upon, an adjoining property or public place; and (2) are located wholly within the lot receiving the benefit of the structure.	**AO14** Development provides that batter slopes and retaining walls: (1) are not located within existing or proposed road reserves or other public purpose land; (2) must not encroach onto any adjoining property or public place; (3) are setback a minimum distance of 0.6 metres from a boundary (including both the top and toe of a retaining wall or batter slope); (4) must drain discharge to the street or other legal point of discharge; and (5) do not impose loading on any adjoining structures, including underground utility services.
Lot Mix and Diversity	
PO15 Residential subdivisions creating 10 or more lots vary lot sizes to facilitate a diverse mix of lot sizes and housing types.	**AO15** No acceptable outcome is prescribed.
PO16 Industrial subdivisions creating 5 or more lots vary lot sizes to facilitate a diverse mix of lot sizes.	**AO16** No acceptable outcome is prescribed.
PO17 Smaller lots are: (1) distributed amongst larger lots to avoid a concentration of small lot housing; (2) located within close proximity to public open space.	**AO17.1** Where proposed as part of larger residential subdivisions, lots below 600m² do not make up more than 15% of the total number of lots. **AO17.2** Lots below 500m² are located within 300m of existing or proposed public open space.
Infrastructure and Services	
PO18 New lots are provided with essential services and public utilities, including sewerage, water, electricity and communication services that are designed and	**AO18.1** All lots: (1) where located in a zone other than the Rural Zone and Conservation Zone, are:

Performance Outcomes	Acceptable Outcomes
located to: (1) meet the needs of users; (2) enhance the health, safety and convenience of the community; (3) be cost effective over their life cycle; (4) minimise adverse impacts to the environment (including the visual amenity of the local area); (5) minimise risk of failure or damage during a natural hazard event; and (6) support connection to fibre telecommunication infrastructure in greenfield residential areas.	(a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply. (2) where located in the Rural Zone, are: (a) connected to the reticulated electricity supply; or (b) able to directly connect to a reticulated electricity supply; or (c) connected to an alternative electricity supply where a reticulated electricity supply is located greater than 500 metres of a mains supply (11kV). ***Note** - "directly connect" includes the ability to connect to a reticulated supply, available on a road way or lot adjoining the subject lot, without further extension to the reticulate supply network.*
	AO18.2 Electricity supply and communication infrastructure are provided underground, where development involves the creation of more than 5 lots or 5 dwellings or 5 tenancies, except in the Rural Zone.
	AO18.3 Where located in greenfield areas, development is designed to support connection to communications infrastructure.
	AO18.4 All lots: (1) are connected to the reticulated water supply or reticulated sewerage infrastructure where it is available; or (2) where located outside reticulated water supply or reticulated sewerage areas, demonstrates that water supply and sewerage disposal can be facilitated on-site. ***Note** - Queensland Urban Utilities (QUU) is responsible for delivering reticulated water supply and reticulated sewerage services in the Scenic Rim Region. Refer to QUU's website www.urbanutilities.com.au for further information regarding reticulated water supply or reticulated sewerage availability.*
	AO18.5 Any public infrastructure provided has a minimum 20 year design life.
PO19 New lots requiring the on-site treatment and disposal of wastewater demonstrate a disposal area can be accommodated wholly within a lot and designed to: (1) avoid adverse environmental or human health impacts; and (2) provide sufficient separation between waste	**AO19** For lots requiring the on-site treatment and disposal of wastewater, a Waste water Disposal Plan, prepared by a *suitably qualified* person, is submitted demonstrating that the lots: (1) can accommodate an area for disposal; and (2) are of a sufficient size and design to allow for the required separation distances of the disposal area

Performance Outcomes	Acceptable Outcomes
water disposal areas from adjoining property boundaries and nearby watercourses.	from: (a) adjoining property boundaries; (b) adjacent wastewater systems; (c) nearby watercourses; (d) inappropriate soil types; and (e) other general site constraints that would inhibit the disposal of waste water to an acceptable environmental and health standard. ***Note** - The Waste water Disposal Plan shall demonstrate the type, size and location of the effluent disposal and dispersal area, the extent of vegetation clearing that is required to achieve the disposal and dispersal area, and the extent of earthworks required to achieve the effluent disposal.*
Reverse Amenity	
PO20 Development involving *sensitive land uses* in close proximity to existing lawful land uses with potential for off-site noise, dust, odour and other emissions, are located and designed to: (1) not impede the operation of the existing lawful land use; and (2) mitigate the potential for any amenity impacts and do not impede the operation of existing lawful land uses. ***Editor's Note** - Development design principles may include;* *(1) locating open space and roadways to increase separation distances;* *(2) use of dense landscaping as a visual and particulate barrier;* *(3) reducing residential densities adjacent impacting sites;* *(4) building design, including air conditioning; and* *(5) providing barriers to impacting sites.*	**AO20** No Acceptable Outcome is prescribed.
Rear Lots	
PO21 The creation of rear lots are limited and are only considered where such lots: (1) maintain the character and amenity requirements outlined in the zone; (2) do not result in negative amenity impacts for adjoining lots; (3) protect the safety of pedestrians and cyclists by ensuring that driveway access to the road frontage are designed to maintain visibility to the verge; (4) provide an adequate internal manoeuvring area for vehicles for safe entry and exit from the lot in forward gear; and (5) allow sufficient street frontage for waste collection.	**AO21.1** Only one rear lot is created behind a full frontage lot.
	AO21.2 The rear lot has a width not less than the lot it is positioned behind.
	AO21.3 The access to the rear lot is located along a side boundary of the subject site.
	AO21.4 Minimum widths for access strips and easements are in accordance with **Table 9.4.6.3.2 - Minimum Lot Size and Design**.
	AO21.5 Vehicles entering the rear lot have sufficient space to manoeuvre and to enter and leave the lot in a forward direction.

Performance Outcomes	Acceptable Outcomes
	AO21.6 Where in a *residential zone*, the rear lot is created for a *Dwelling house*.
	AO21.7 The rear lot has a dedicated *building envelope* which: (1) achieves setback requirements outlined under the relevant zone code; and (2) is not located in the access strip or easement area.
Master Planning Requirements	
PO22 Master planning is undertaken for reconfiguring a lot where the total potential site yield is 25 or more lots. The master plan (which is to address the whole site) provides for: (1) best practice site planning, development layout, and building design; (2) an efficient and affordable infrastructure network; (3) the sequencing and orderly staging of development; (4) neighbourhoods that respond to natural features such as topography, waterway corridors and significant vegetation; (5) the incorporation of best practice water sensitive urban design principles; (6) identification of distinct areas for specific uses or activities and intended treatments to minimise conflict between different uses; (7) mitigation of conflict with potentially incompatible uses (e.g. commercial/residential); (8) a safe, attractive and integrated street network based on the grid street pattern that maximises permeability, legibility, accessibility and street tree plantings; (9) the integration with adjoining urban areas in the locality; (10) residential development (where consistent with the intent of the zone) where: (a) the siting of dwellings takes advantage of local micro-climate benefits to promote the construction of energy efficient buildings and adequate solar access; (b) a wide range of housing types, densities and lot sizes are provided; and (c) smaller lots adjacent to areas of open space, community and recreation facilities are provided; and (11) development that has the appearance of a modern country town, not suburbia and incorporates attractive and diverse facades that address street frontages and public and communal open space.	**AO22** No acceptable outcome is prescribed. ***Note*** *- To demonstrate compliance with this outcome, a master plan is prepared in accordance with Planning Scheme Policy 3 - Preparing Master Plans for Development Applications.*

Performance Outcomes	Acceptable Outcomes
***Note** - Total potential site yield is the total number of lots that could be obtained on a site and is calculated using the minimum lot size requirements. A site that could ultimately achieve 100 lots but involves an application for a first stage of 20 lots is still required to submit a Master Plan as the total potential site yield is above 25 (i.e. total potential site yield is 100 in this instance).*	
PO23 Staging of subdivision ensures that access to open space and community facilities is integrated and commensurate with community need.	**AO23** No acceptable outcome is prescribed.
Open Space	
PO24 Development contributes to the public open space network which: (1) caters for a range of recreation settings and necessary facilities to meet the needs of the community; (2) offers opportunities for residents to conveniently participate in passive recreational activities; (3) delivers well distributed public open space that contributes to the legibility, accessibility, safety, and character of the development; (4) creates safe and attractive settings and focal points; (5) facilitates casual surveillance from adjacent streets and land uses and provides for open space areas with public road frontages; (6) caters for stormwater and flood management and care of valuable environmental resources; and (7) is cost effective to maintain.	**AO24.1** Open space is designed, embellished and constructed in accordance with the requirements of **Planning Scheme Policy 1 - Infrastructure Design**. **AO24.2** Recreation and sporting parklands and land for community facilities are designed and provided in accordance with the Local Government Infrastructure Plan.
Building Envelopes for Constrained Land and Rear Lots	
PO25 Development ensures that a *building envelope* is provided when part of an allotment is constrained or when creating a rear lot.	**AO25.1** A *building envelope* is provided on lots where: (1) part or all of the lot is affected by a constraint that is not suitable for development (excludes public and community land); or (2) involving the creation of a rear lot. **AO25.2** A *building envelope* is designed and located to: (1) avoid constrained land; and (2) avoid access strips and easement areas.
Street Network and Design	
PO26 An overall street network is provided which: (1) is designed to be responsive to the natural contours of the land; (2) prioritises pedestrians and cycling over motor	**AO26** Streets are designed to: (1) comply with design standards in **Planning Scheme Policy 1 - Infrastructure Design**; (2) minimise earthworks, retaining walls and batters;

Performance Outcomes	Acceptable Outcomes
vehicles; (3) establishes a connected and legible network; (4) has a clear hierarchy and conforms with the overall Local Government system; (5) provides a high level of internal accessibility and high-quality external connections for pedestrians and cyclists; (6) provides appropriate external connections for vehicles; (7) creates safe conditions for pedestrians, cyclists and vehicles for both day and night-time usage; (8) caters for the extension of existing or future public transport routes to provide services that are convenient and accessible for all the community; (9) facilitates safe and efficient access for service vehicles; (10) facilitates connections for future development, minimising travel distances; and (11) does not compromise future development to achieve the outcomes listed above.	(3) establish a safe, walkable and permeable street network that provides efficient pedestrian and cycle access to commercial, public transport, parks and community service areas; (4) provide street trees in accordance with **Planning Scheme Policy 1 - Infrastructure Design**; (5) provide for the safe crossing of pedestrians and cyclists at intersections and long roads; (6) have paths that link to existing paths, road crossings, parks and public transport facilities, and designed in accordance with **Planning Scheme Policy 1 - Infrastructure Design**; (7) provide street lighting in accordance with **Planning Scheme Policy 1 - Infrastructure Design**; (8) accommodate service vehicle requirements; and (9) provide for future extensions to the street network.
Streetscape	
PO27 Development contributes to an attractive streetscape that is consistent with the desired local character.	**AO27** Streetscapes are designed to comply with design standards in **Planning Scheme Policy 1 - Infrastructure Design** and include: (1) landscape planting; (2) street furniture; and (3) enhancement of significant local features.

Table 9.4.6.3.2 - Minimum Lot Size and Design

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
Community Facilities Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Conservation Zone	No additional lots created.	-	-	-
District Centre Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Industry Zone	2,000m^2	8	-	-
Limited Development Zone - Flood Land Precinct	No additional lots created.	-	-	-
Limited Development Zone - Historical Subdivision Precinct	No additional lots created.	10	-	10
Local Centre Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Low Density Residential Zone - Where no precinct applies	(1) Minimum of 600m^2 exclusive of access strip or access easement for rear lots; and (2) Maximum of 1,200m^2; and (3) Minimum average lot size not less than 700m^2. **Note:** Any lots over 1200m² are counted as 1200m² when calculating the minimum average lot size of a development.	5	(1) 18 metres for normal lots; (2) 6 metres for cul-de-sac lots; and (3) 22m for corner lots.	5
Low Density Residential Zone - Mountain Residential Precinct	No additional lots created.	-	-	-
Low-medium Density Residential Zone	(1) Minimum 450m^2 exclusive of access strip or access easement for rear lots; and	5	(1) 18m for lots 600m² or greater; (2) 15m for lots less than 600m²; and (3) 6m for cul-de-sac	5

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
	(2) Minimum average lot size not less than 700m^2. **Note:** Any lots over 1000m² are counted as 1000m² when calculating the minimum average lot size of a development.		lot.	
Major Centre Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Major Tourism Zone	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	8	-	-
Minor Tourism Zone	No additional lots created.	-	-	-
Mixed Use Zone - Where no precinct applies	Lot size and dimensions are appropriate to accommodate the proposed use and give consideration to the values and constraints affecting the land.	8	-	-
Mixed Use Zone - Commercial Industrial Precinct	(1) Minimum 2,000 m² where a lot is created for an *industrial activity*; (2) Otherwise, lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	8	-	-
Neighbourhood Centre Zone	Lot size and dimensions are appropriate to accommodate the proposed use and give consideration to the values and constraints affecting the land.	5	-	-
Recreation and Open Space Zone - Where no precinct applies	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	5	-	-
Recreation and Open Space	Lot size and dimensions are appropriate to	5	-	-

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
Zone - Passive Recreation Precinct	accommodate the proposed use and gives consideration to the values and constraints affecting the land.			
Rural Residential Zone - Where no precinct applies	(1) Minimum 4,000m² (exclusive of access handle) where in the *4000m2 Minimum Area* identified on **Minimum Lot Size Overlay Map OM-13;** (2) Otherwise, no additional lots created.	10	40	10
Rural Residential Zone - Rural Residential A Precinct	(1) Minimum 1 ha where in the *1ha Minimum Area* identified on **Minimum Lot Size Overlay Map OM-13;** (2) Otherwise, no additional lots created.	10	50	10
Rural Zone (excluding the Rural Protection Escarpment Precinct and Tamborine Mountain Rural Precinct)	(1) Minimum 40ha where in the *Rural 40ha Precinct* identified on **Minimum Lot Size Overlay Map OM-13**; (2) Minimum 60ha where in the *Rural 60ha Precinct* identified on **Minimum Lot Size Overlay Map OM-13**; (3) Otherwise,100ha.	10	-	10
Rural Zone – Rural Escarpment Protection Precinct	100ha			
Rural Zone - Tamborine Mountain Rural Precinct	100ha			
Special Purpose Zone - Where no precinct applies	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	-	-	-
Special Purpose Zone - Bromelton State Development Area Precinct	(1) Minimum 4,000m² where in the *Medium-High Industry Precinct* identified on **Minimum Lot Size Overlay Map OM-13**; (2) Minimum 1 ha where in the *Rail Dependent Industry Precinct* identified on	-	-	-

Zone	Minimum Lot Size	Minimum Width of Access Easements (Metres)	Minimum Lot Frontage (Metres) to a Constructed Road	Minimum Width of Access for Rear Lots (Metres)
	Minimum Lot Size Overlay Map OM-13; (3) In the *Special Industry Precinct*, lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land; (4) Otherwise, no additional lots created.			
Special Purpose Zone - Bulk Water Storage Facilities Precinct	Lot size and dimensions are appropriate to accommodate the proposed use and gives consideration to the values and constraints affecting the land.	-	-	-
Township Zone - Where no precinct applies	(1) Minimum 1,000m² where reticulated sewer is provided; (2) Minimum 4,000m² where reticulated sewer is not provided.	10	(1) 25m for normal lots; (2) 10m for cul-de-sac lots; and (3) 25m for corner lots.	No rear lots created
Township Zone - Township Residential Precinct	(1) Minimum 1,000m² where reticulated sewer is provided; (2) Minimum 4,000m² where reticulated sewer is not provided.	10	(1) 25m for normal lots; (2) 10m for cul-de-sac lots; and (3) 25m for corner lots.	No rear lots created