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| **Table 9.4.1.6.1.1 Requirements for accepted development- General residential zone - Coastal communities precinct** |

|  |  |  |
| --- | --- | --- |
| **Requirements for accepted development** | **E Compliance*** **Yes**
* **No**
 | **Council confirmation** |
| **General requirements** |
| **Boundary realignment** |  |  |
| **RAD1** | Lots created by boundary realignment:1. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve;
2. have constructed road access;
3. do not require additional infrastructure connections or modification to existing connections.
4. do not result in the creation of any additional lots;
 |  |  |
| **RAD2** | Boundary realignment does not result in existing land uses on site becoming non-complying with planning scheme requirements.

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| Note - Examples may include but are not limited to:1. minimum lot size requirements;
2. minimum or maximum required setbacks
3. parking and access requirements;
4. servicing and Infrastructure requirements;
5. dependant elements of an existing or approved land use being separately titled, including but not limited to:
	1. Where premises are approved as Multiple dwelling([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448163)) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448163)) approval.
	2. Where a commercial use contains an ancillary office([53](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448276)), the office([53](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e448276)) cannot be separately titled as it is considered part of the commercial or use.
	3. Where a Dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60297e447512)) use.
 |

 |  |  |
| **RAD3** | Resulting lots comply with the following minimum lot sizes and dimensions:

|  |  |  |  |
| --- | --- | --- | --- |
| **Zone (Precinct)** | **Area** | **Primary Frontage** | **Depth** |
| General residential - Coastal communities precinct | 800m2 | 32 m | 25 m |

 |  |  |
| **RAD4** | Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.  |  |  |
| **RAD5** | No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas. |  |  |
| **RAD6** | Boundary realignment does not result in the clearing of any Habitat trees. |  |  |

**Table 9.4.1.6.1.3 - Lot Types**

