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| **Table 9.4.1.3.2.1 Requirements for accepted development - Emerging community - Transition precinct** |

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| --- | --- | --- |
| **Requirements for accepted development** | **E Compliance*** **Yes**
* **No**
 | **Council confirmation** |
| **General requirements** |
| **Boundary realignment** **for developed lots only** |  |  |
| **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 with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling approval.
	2. Where a commercial or industrial land use contains an ancillary office, the office cannot be separately titled as it is considered part of the commercial or industrial 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** | Lots comply with the following minimum lot sizes and dimensions:

|  |  |  |  |
| --- | --- | --- | --- |
| **Zone (Precinct)** | **Area** | **Frontage** | **Depth** |
| Transition precinct - Morayfield South urban area on [‘Figure 9.4.1.3.2.1 Morayfield South urban area’](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1380847433950#ID-364412-657812) | - | 32 m | 25 m |
| Transition precinct - all other areas | - | 7.5 m | 25 m |

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| --- |
| Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary.  For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls and 'easement for maintenance purposes' is recommended.  |

 |  |  |
| **RAD4** | Boundary realignment in the precinct does not result in more than 4 adjoining lots of the same lot type, as defined in [‘Table 9.4.1.3.2.3: Lot Types’](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1380847433950#ID-364412-662998): Lot Types.  |  |  |
| **RAD5** | Boundary realignment does not result in the creation of additional building development opportunity within an area subject to an overlay map.  |  |  |
| **RAD6** | No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas. |  |  |
| **RAD7** | Boundary realignment does not result in the clearing of any Habitat trees. |  |  |

**Table 9.4.1.3.2.3: Lot Types**



**Figure 1 - Morayfield South**



**Figure 2 - Narangba East**

