

Division 16 – Reconfiguring a Lot

7.58 Reconfiguring a Lot Code

The provisions in this division comprise the Reconfiguring a Lot Code. They are:

- Compliance with the Reconfiguring a Lot Code (section 7.59);
- Overall outcomes of the Reconfiguring a Lot Code (section 7.60);
- Specific outcomes, acceptable solutions and probable solutions for the Reconfiguring a Lot Code (section 7.61).

7.59 Compliance with the Reconfiguring a Lot Code

Development that is consistent with the specific outcomes in section 7.61 complies with the Reconfiguring a Lot Code.

7.60 Overall Outcomes of the Reconfiguring a Lot Code

- The overall outcomes are the purpose of the Reconfiguring a Lot Code.
- The overall outcomes sought for the Reconfiguring a Lot Code are:
 - safe, convenient, functionally efficient and attractive communities and environments are created, that are consistent with the desired character and amenity of the relevant zone and are supported by local centres and basic community services;
 - lot reconfiguration integrates with the road and movement, open space and infrastructure networks of adjacent established, planned or committed urban areas;
 - lot reconfiguration contributes to the creation of a distinct local character and identity and strong sense of place for each of the Shire's communities by respecting the natural and cultural features of the site and surrounding area, including topography, vegetated hilltops and ridgelines, drainage features and waterways, significant vegetation stands and communities, landmarks, views and vistas;
 - infrastructure and services are provided in an efficient manner;
 - lots have an appropriate size and dimension to accommodate their intended use;
 - for residential, a mix of lot sizes to promote a range of good quality housing types are provided for;
 - a logical and legible reconfiguration pattern is created that maximises pedestrian, cycle and vehicle accessibility.

7.61 Specific Outcomes and Probable Solutions for the Reconfiguring a Lot Code

The specific outcomes sought for the Reconfiguring a Lot Code are included in column 1 of table 7.18. Probable solutions for code assessable development are included in column 2 of table 7.18.

Note: Where development is proposed on land identified as being within an Emerging Area on mapping in Schedule 4, Council intends to request the provision of an emerging community plan prepared in accordance with the Planning Scheme Policy 20 Emerging Community Plans to satisfactorily demonstrate compliance with the following specific outcomes and probable solutions.

Note: Specific outcomes SO1 to SO28 are not relevant to the reconfiguration of lots in an existing or approved building.

Note: The stated planning character is described in the overall outcomes contained within the Planning Area Code.

Table 7.18	
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Column 1 Specific outcomes	Column 2 Probable solutions
Control of Noise	
SO1 The noise level at the closest projection of each new lot capable of containing a noise sensitive use (excluding lots dedicated for open space purposes) to the road alignment is:	S1.1 For the reconfiguration of land contained in the Residential A, Residential B, Rural Residential, Rural, Open Space, Special Use, Local Centre, District Centre or Metropolitan Centre Zones that is partially or wholly located within 150.0 metres of an existing or future highway, 100.0 metres of an existing or future arterial road or 50.0 metres of an existing or future sub-arterial road, the following criteria are satisfied:
(a) The following levels assessed as	(a) New lots (except for those dedicated for open space purposes) are

Table 7.18
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Column 1 Specific outcomes	Column 2 Probable solutions
<p>the L10 (18 hour) level:</p> <ul style="list-style-type: none"> (i) For a State controlled road – 63dB(A); (ii) For any other public road – 63dB(A); <p>(b) 60dB(A) assessed as the highest one (1) hour equivalent continuous a weighted sound pressure level between 10:00pm and 6:00am;</p> <p>(c) 80db(A) assessed as a single event maximum sound pressure level.</p>	<p>setback at least 50.0 metres from the closest road alignment; and</p> <p>(b) Suitable noise attenuation measures such as landscaped earth mounds and/or sawn timber, plywood, coloured and patterned concrete, steel or transparent (glass) acoustic fencing are constructed between the development and the source/s of noise.</p> <p>S1.2 Development in the Rural Residential, Residential A and Residential B Zones is separated from extractive industry by:</p> <ul style="list-style-type: none"> (a) one kilometre from hard rock operations or other operations involving blasting; or (b) 500.0 metres from operations not involving or likely to involve blasting. <p>S1.3 Development is separated from Animal Husbandry (Intensive), Aquaculture and rural uses by the distances set out in Table 7.19.</p>
<p>SO2 Buffering that is adequate to ameliorate both current and future impacts of industrial development is provided:</p> <ul style="list-style-type: none"> (a) to separate new residential and rural residential lots from areas of existing and proposed industrial development; and (b) to separate new industrial lots from areas of existing and proposed residential and rural residential development. 	<p>S2.1 No solution provided.</p>
Flood Immunity	
<p>SO3 Development on created lots is not restricted by flooding.</p>	<p>S3.1 The minimum area required for each lot above the 100 year ARI flood level for each zone is set out in Table 7.20.</p>
Lot Layout	
<p>SO4 The layout of the development results in the creation, enhancement and maintenance of a strong and positive identity through:</p> <ul style="list-style-type: none"> (a) the provision of clearly legible movement and open space networks; (b) an appropriate design response to site and locality characteristics; (c) where required by virtue of the scale and/or location of the development, location of commercial, retail and community facilities at focal points, within convenient walking distance for residents and users; (d) the shared use of public facilities by residents of the development and those of neighbouring communities; and 	<p>S4.1 No solution provided.</p>

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Column 1 Specific outcomes	Column 2 Probable solutions
(e) the enhancement of personal and community safety and crime prevention by maximising opportunities for the casual surveillance of public areas.	
SO5 Created lots do not compromise the viability of adjoining lots for future reconfiguration and provide for optimum integration with existing or future development on surrounding land, having regard to: <ul style="list-style-type: none"> (a) the connectivity of access and open space networks; and (b) the efficient provision of infrastructure. 	S5.1 No solution provided.
SO6 Lots are capable of accommodating an effective and efficient stormwater drainage system.	S6.1 Lots slope toward the street frontage. S6.2 Minimum grades of 1.0 metre per 100.0 metres are provided for residential, commercial and industrial development; and 1.0 metre per 150.0 metres for rural residential development.
SO7 (a) Lots have an appropriate area and dimensions for the establishment of uses consistent with the purpose of the relevant zone and for the siting of: <ul style="list-style-type: none"> (i) required buildings and structures; (ii) associated vehicular access; (iii) parking and manoeuvring; (iv) effective circulation; (v) landscaping; and (vi) any necessary buffering. (b) For the Rural Residential Zone, the minimum lot size achieves the following: <ul style="list-style-type: none"> (i) for land located within the 'Buffer Areas Precinct' the impact of other land uses on rural residential development is minimised and the impact of the rural residential development on sensitive environmental and rural areas is minimised; (ii) for land located within the 'Park Residential Precinct' the development provides for rural residential style living on land that is of a sufficient size to ensure environmental considerations have not been 	S7.1 Lot areas and dimensions are in accordance with Table 7.21. S7.2 Lots contain a diameter circle in accordance with Table 7.21.

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Column 1 Specific outcomes	Column 2 Probable solutions
<p>compromised and that adequate land is available for both effluent disposal and private recreation purposes;</p> <p>(iii) for land located within the 'Restricted Precinct' the existing size and shape of lots is maintained;</p> <p>(iv) for land located within the 'Transition Precinct' the existing size and shape of lots is maintained for possible future residential development.</p> <p>(c) A variety of lot sizes is provided for within each residential and rural residential development and the creation of residential areas comprising solely of lots with sizes close to or at the minimum permitted area is avoided.</p> <p>Note: Refer to the maps in Schedule 6 for the Rural Residential Zone precincts.</p>	
<p>S08 The creation of rear lots:</p> <p>(a) provides a high standard of amenity for residents and other users of the site and adjoining properties;</p> <p>(b) positively contributes to the character of adjoining properties and the area; and</p> <p>(c) does not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>S8.1 Rear lots are only located in the Rural, Centre or Industrial Zones.</p> <p>S8.2 Rear lots are provided in accordance with Table 7.21.</p> <p>S8.3 The rear lot has at least one (1) boundary adjoining a park, canal, or lake that fronts a road other than the road that the access way adjoins.</p> <p>S8.4 Not more than one (1) rear lot is created behind any full frontage lot.</p> <p>S8.5 The access to the rear lot is located only on one (1) side of the lot with direct frontage to the street.</p> <div data-bbox="598 1485 1182 1881"> <p>The diagram consists of two rectangular boxes representing lots. The left box is labeled 'THIS' and shows a single access point from a road (indicated by two parallel lines at the bottom) leading into the lot. The right box is labeled 'NOT THIS' and shows multiple access points from a road leading into the lot.</p> </div> <p>S8.6 The access to the rear lot is utilised for access to only one (1) lot.</p> <p>S8.7 For development included within an Industry or Centre Zone, the shape and size of the access way and lot allows for a semi-trailer to enter and/or exit the</p>

Table 7.18 Reconfiguring a Lot Code (Part 7 Division 16)	
Column 1 Specific outcomes	Column 2 Probable solutions
	lot in a forward direction.
SO9 Lot size and dimensions respond to the slope of the land and the desirability of minimising earthworks/retaining walls associated with building construction.	S9.1 Lots have a slope of less than 1 in 10 across the street frontage of the lot and 1 in 15 perpendicular to the street frontage.
SO10 Access is provided in a manner appropriate to the use and the purpose of the zone.	S10.1 Access is provided in accordance with the measurements set out in Table 7.21.
SO11 Lot sizes and street and lot layout facilitate the provision of services, including water supply, sewage disposal, waste disposal, drainage, electricity and telecommunications, in a manner that: <ul style="list-style-type: none"> (a) is efficient; (b) minimises risk of adverse environmental or amenity related impacts; and (c) minimises whole of life cycle costs for that infrastructure. 	S11.1 No solution provided
SO12 Public access is provided to open space areas, rivers and water-bodies as necessary in a manner that is consistent with and complementary to existing access arrangements and that is in accordance with the current and intended future function of those areas.	S12.1 No solution provided
Movement Network	
SO13 <ul style="list-style-type: none"> (a) The road network has sufficient reserve and pavement widths to cater for the current and intended future function of the road including: <ul style="list-style-type: none"> (i) the safe and efficient movement of all users including pedestrians and cyclists; (ii) the capacity to accommodate bus movements where roads are currently bus routes or are likely to be the location of future bus routes; (iii) the provision of safe and appropriate on-street parking; (iv) the provision of stormwater drainage including piped drainage and overland flow 	S13.1 Roads are provided in accordance with the standards set out in Planning Scheme Policy 4 <i>Design and Development Manual</i> . S13.2 Bicycle and pedestrians pathways are provided in locations set out in the network identified <i>Schedule 1</i> . S13.3 The road network takes into account the fully developed catchment. S13.4 There shall be no direct lot access for residential development to Collector, Sub-Arterial and Arterial Roads as identified on Maps CO12(a), EO10 and WO11(a).

Table 7.18
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Column 1 Specific outcomes	Column 2 Probable solutions
<p>paths; and</p> <p>(v) the provision of utilities and landscaping including street trees.</p> <p>(b) The layout of the development does not compromise the achievement of the Road Hierarchy and seeks to complement the access management criteria identified in the Road Hierarchy.</p> <p>Note: The road hierarchy is mapped in the Transport Infrastructure Overlay Maps CO12(a) EO10 and WO11(a).</p>	
<p>SO14 The road network in urban residential areas caters for the extension of existing or future public transport routes to provide services that are convenient and accessible to the community.</p>	<p>S14.1 In the Residential A Zone and Residential B Zone, at least 90% of lots are located within 400.0 metres walking distance of an existing or potential public transport route.</p>
<p>SO15 The road network provides for direct connections to existing and future public transport routes in surrounding areas.</p>	<p>S15.1 No solution provided.</p>
<p>SO16 Bus stops provide for pedestrian safety, security, convenience, and comfort.</p>	<p>S16.1 The siting of public bus stops is directly accessible by a public pathway.</p>
<p>SO17 Bus stops are located at existing and potential destinations such as schools, centres, and employment areas.</p>	<p>S17.1 No solution provided</p>
<p>SO18 Movement networks encourage walking and cycling and a safe environment for pedestrians and cyclists.</p>	<p>S18.1 Shared pedestrian paths and bikeways are constructed along minor collector, collector, sub-arterial and arterial roads within all zones except the Rural and Rural Residential zones, unless specified within Schedule 1 Bicycle and Pedestrian Network Strategy.</p> <p>S18.2 Bikeways are located and provided in accordance with Schedule 1 <i>Bicycle and Pedestrian Network Strategy</i> and <i>Austroads Guide to Traffic Engineering Practices Part 14 – Bicycles</i>.</p> <p>S18.3 Pedestrian paths are provided between land within a Residential Zone and land within a Commercial Zone where street connections are not feasible.</p> <p>S18.4 On-road bicycle facilities are to be provided in accordance with <i>Austroads Guide To Engineering Practice Part 14: Bicycles</i> along all Minor Collector, Collector, Sub-Arterial and Arterial Roads as identified on Maps CO12(a), EO10 and WO11(a).</p>
<p>SO19 Pedestrian/cycle links are provided to schools, transit nodes, commercial and industrial areas, and open space areas.</p>	<p>S19.1 No solution provided.</p>

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Column 1 Specific outcomes	Column 2 Probable solutions
SO20 The road and lot orientation facilitates the construction of energy efficient buildings that respond to local climate conditions.	S20.1 No solution provided.
SO21 In a Centre or Industry Zone, the street network creates convenient access to higher order roads for heavy vehicles and commercial traffic without introducing through traffic to residential streets.	S21.1 No solution provided.
Open Space	
SO22 Open space satisfies the following: <ul style="list-style-type: none"> (a) provides for a range of safe and easily accessible recreation facilities to meet the needs of the community; (b) provides well distributed public open spaces that contribute to the legibility, accessibility and character of the development; (c) helps creates attractive urban environment; (d) establishes a clear relationship between public open space and adjoining land uses; (e) facilitates appropriate measures for stormwater and flood management and care of valuable environmental resources; (f) enables the retention of significant vegetation, wetlands and waterways and other habitat areas, their associated buffer and linkages/corridors and natural and cultural features; and (g) is cost effective to maintain. 	S22.1 An open space dedication of 10% of the total site area is provided. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Note: Contributions in lieu of dedication are to be considered and paid in accordance with Planning Scheme Policy 17 Open Space Contributions. </div> S22.2 Land dedicated for open space is provided with approximately 50% being for active use and 50% being for passive use. S22.3 Open space has direct street frontages of: <ul style="list-style-type: none"> (a) a minimum of 50% of the total boundary of the park to provide physical access and visibility; OR <ul style="list-style-type: none"> (b) a minimum of 15% of the total boundary of the park, where the proposed park is required for conservation purposes. S22.4 The boundary of open space that is used for active and/or passive recreation is set back a minimum of thirty (30) metres from the top of the bank of a watercourse. S22.5 The dedicated park satisfies the following: <ul style="list-style-type: none"> (a) the area of dedicated park excludes: <ul style="list-style-type: none"> (i) land required for drainage purposes; (ii) land below the 20 year ARI flood level; (iii) land with an electricity transmission easement; and (iv) land for conservation significance that has minimal or no capacity to cater for active or passive recreation (other than pedestrian and cycle paths). <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Note: The land required for drainage purposes through or adjacent to a park should complement the function and aesthetic amenity of the park. </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Note: Where a water body is accepted by Council as part of a dedicated park Council may allow a maximum credit of 25% of the surface area of the new water body towards the park dedication. Where a stormwater retention/detention basin is provided Council may allow a maximum credit of 75% of the area of the basin towards the park dedication where the area is considered to be functional from a park/recreation perspective. </div> <ul style="list-style-type: none"> (a) at least 50% of the dedicated park is above the 100 year ARI flood level; (b) all areas of dedicated park are self-draining at a minimum grade of 1:150.

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Column 1 Specific outcomes	Column 2 Probable solutions
	S22.6 Open space provided in locations between residential allotments and natural features such as a river, stream, wetland, environmental or conservation area of the foreshore is separated from those residential allotments by a road so that there is no common boundary between the allotments and the open space area.
SO23 Open space areas are located and designed to enhance personal and property safety, and minimise the potential for crime and anti social behaviour.	S23.1 Open space areas incorporate the following elements of Crime Prevention Through Environmental Design: <ul style="list-style-type: none"> (a) the casual surveillance of open space and recreation areas from adjoining land; (b) the ability for open space users to clearly find their way to and through open space areas; (c) the provision of links to nearby activity generators; (d) the design of landscaping and vegetation choice to enhance amenity but allow for natural surveillance and good sight lines; (e) the provision of safe routes through open space and parks (through good sight lines, lighting and signage); and (f) the design of buildings/public amenities and choice of materials to prevent vandalism.
Small Lots Only	
SO24 Small lots are of sufficient area and dimensions to accommodate: <ul style="list-style-type: none"> (a) a dwelling house including all outbuildings and associated structures; and (b) areas for car parking, access and manoeuvring; and (c) areas of private open space. 	S24.1 Lot areas and dimensions are in accordance with Table 7.21. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Note: Should small lots be proposed, Council will require the submission of a building envelope plan that demonstrates how a dwelling house and associated structures can comply with the Dwelling House Code and the provisions of the Queensland Development Code.</p> </div>
SO25 Small lots do not adversely affect the character and amenity of the stated planning character of the area.	S25.1 Small lots are only located within a Residential Emerging Area as identified in Schedule 4.
SO26 Small lots are well integrated with larger lots.	S26.1 The maximum number of small lots within a Residential Emerging Area is twenty (20) per cent. S26.2 Where small lots are provided, the minimum number of lots within a Residential Emerging Area is five (5) per cent or ten (10) lots, whichever is the lesser.
SO27 Small lots are distributed throughout the Residential Emerging Area and are not concentrated within one location.	S27.1 No solution provided.
SO28 Small lots have appropriate access to facilities.	S28.1 No solution provided.

Table 7.18 Reconfiguring a Lot Code (Part 7 Division 16)	
Column 1 Specific outcomes	Column 2 Probable solutions
Realignment of Boundaries Only	
SO29 The rearranging of a boundary or boundaries does not result in the creation of additional lots and is an improvement on an existing situation.	S29.1 An improvement of an existing situation occurs when: <ul style="list-style-type: none"> (a) lots become more regular in shape; (b) the rearrangement corrects an existing boundary encroachment by a building, structure or use; (c) the lot having a depth to width ratio that is greater than the existing situation; (d) access being provided or improved to a lot that had no access or access in a location that was constrained by slope, drainage or similar hazard; (e) the new lots area, dimensions and shape are in accordance with Table 7.21; (f) appropriate infrastructure can be provided to a lot.
Community Title	
SO30 Reconfiguration of existing or approved buildings (whether or not including land) must not cause the use of the land to become unlawful having regard to: <ul style="list-style-type: none"> (a) parking areas; (b) open space; (c) vehicle movements and access; (d) amenity. 	S30.1 No solution provided
Structure Planning	
SO31 Prior to any reconfiguration of land within a Major Development Area a Structure Plan has been prepared in satisfaction of s.8.9 of the South East Queensland Regional Plan and in accordance with the Implementation Guidelines for Structure Plans prepared by the Office of Urban Management. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Note: Major Development Areas where structure plans are required to be prepared in support of s.8.9 of the South East Queensland Regional Plan are indicated in Schedule 11 – Major Development Areas. </div>	S31.1 No solution provided
Volumetric Subdivision	
SO32 Reconfiguration of the space above or below the surface of land is necessary to facilitate efficient development in accordance with the intent of the precinct in which the land is located, or is consistent with a lawful approval that has not lapsed.	S32.1 No solution provided
Access Easements Only	
SO33 The access easement is:	S33.1 No solution provided

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Column 1 Specific outcomes	Column 2 Probable solutions
(a) of adequate design and construction for its purpose and location; and (b) does not result in significant adverse impact adjoining or surrounding land.	
Existing Dams in the Rural Residential zone	
S034 Existing dams on properties have appropriate setback distances to lot boundaries and road reserves.	S34.1 An existing dam, including any embankment is not located within ten (10) metres of any adjoining property boundary or road reserve. <div> Note: Any engineering works required to achieve appropriate separation distances to property boundaries and road reserves should be undertaken in accordance with design plans prepared by a Registered Professional Engineer (RPEQ) who has certified that the design incorporates sound engineering practices and satisfactory measures to avoid ground soakage. </div>

Table 7.19 Rural Activities Separation Distances

Use	Minimum Separation Distance (metres)	Recommended Buffer Elements
RURAL USES AND ACTIVITIES		
Agriculture where chemical spray drift is an issue	300	Vegetation
Agriculture where odour is an issue	500	-
Agriculture where dust, smoke or ash is an issue	150	Vegetation
Agriculture where none of the above are an issue	40	Dense Vegetation
Forest Practice	30	-
Rural Service Industry	100	Visual Screening Devices
ANIMAL HUSBANDRY (INTENSIVE)		
Aquaculture	150	Vegetation
Cattery or Kennel	600	Visual Screening Devices
Feedlot	1000	Fencing Visual Screening Devices Vegetation
Piggery	1000	-
Poultry Farm	500	Visual Screening Devices

Note: The minimum separation distances relate to open buffers without suitable buffer elements. Where buffer elements are incorporated these distances may be reduced. The use of suitable buffer elements will be a major consideration for Council in determining any proposed reduction of minimum separation distances. Where a number of separation distances are required for different sensitive receptors, the largest separation distance relating to the proposed use will be required.

Table 7.20 Minimum Requirements for Flood Free Land

Zone	Minimum area that is flood free for each lot
Residential A	<ul style="list-style-type: none"> 100%
Residential B	<ul style="list-style-type: none"> 100%
Rural Residential	<ul style="list-style-type: none"> At least 3000m² which is above the 50 year ARI flood level At least 1000m² with a minimum depth or width of 25.0 metres which is above the 100 year ARI flood level plus freeboard as detailed in Planning Scheme Policy 4 Design and Development Manual Section 8.9 The area above the 100 year ARI flood level plus freeboard must front onto a dedicated road and have a minimum frontage of 10.0 metres Creeks or watercourses having defined bed and banks are not permitted to traverse rural residential allotments less than 8000m² in area. The area occupied by creeks and watercourses having defined beds and banks plus a minimum distance of 10.0 metres from the top of bank are to be contained within drainage reserves external to rural residential allotments.
Rural	<ul style="list-style-type: none"> At least 1000m² in each parcel with a minimum depth or width of 25.0 metres above the 100 year ARI flood level plus freeboard as detailed in Planning Scheme Policy 4 Design and Development Manual Section 8.9. Each lot has a slope not steeper than 1 vertical to 6 horizontal before undertaking any earthworks. Each lot must front onto a dedicated road or be connected to a dedicated road by a constructed access which is above the 5 year ARI flood level and the construction of which does not raised the flood levels on the adjoining parcels of land. Each lot must exhibit a means of egress to a high ground retreat from the area specified above.
All Other Zones	<ul style="list-style-type: none"> Lots are to be capable of having the floor level of any building constructed above the 100 year ARI flood level plus freeboard as detailed in Planning Scheme Policy 4 Design and Development Manual Section 8.9 for habitable buildings and above the 50 year ARI flood level for non-habitable buildings. Lots created within the District Industry Zone in the vicinity of Nolan Drive, Morayfield for the purposes of providing for uses in the zone are to be above the 100 year ARI flood level. The construction of such buildings or the filling of land adjacent to the buildings must not restrict the flow of floodwater, significantly increase the flood levels or create drainage problems on adjacent parcels of land. Where filling of land does not restrict the flow of flood water, significantly increase flood levels or create drainage problems on adjacent parcels of land, the filling of land to meet the above requirements can be undertaken where the natural ground level is within 1.0 metre of the 100 year ARI flood contour. All fill batters must be less than 1 vertical to 10 horizontal.

Table 7.21 Allotment Sizes and Dimensions

Zone	Minimum area	Maximum area	Minimum average width of lot and road frontage	Minimum depth	Minimum average depth to width ratio	Minimum circle diameter	Minimum distance from front boundary of circle diameter	Minimum frontage for an allotment fronting a cul de sac or the alignment of a curved road	Minimum area of rear allotment excluding access ways	Minimum width of access way
Rural Residential	For the areas depicted in Schedule 6									
<i>Buffer Area</i>	8000 m ²	-	50.0 metres	-	4.5:1	50.0 metres	50.0 metres	20.0 metres	-	-
<i>Park Residential</i>	3000 m ²	-	35.0 metres	-	4.5:1	35.0 metres	35.0 metres	20.0 metres	-	-
<i>Restricted Area</i>	No further subdivision	-	-	-	-	-	-	-	-	-
<i>Transition</i>	2 hectares	-	60.0 metres	-	4.5:1	60.0 metres	60.0 metres	20.0 metres	-	-
Residential A	600m ² in a sewered area	1190m ²	20.0 metres	25.0 metres	4:1	20.0 metres	20.0 metres	12.0 metres	-	-
	3000m ² in an unsewered area	-	35.0 metres	-	4.5:1	35.0 metres	35.0 metres	20.0 metres	-	-
	400m ² where permitted in an emerging area.	-	15.0 metres	20.0 metres	-	15.0 metres	10.0 metres	12.0 metres	-	-
Residential B	1200m ²	-	25.0 metres	30.0 metres	4:1	25.0 metres	25.0 metres	15.0 metres	-	-
Rural	26.0 hectares*	-	200.0 metres	-	5:1	-	-	-	26.0 hectares*	10.0 metres
	100.0 hectares#	-	-	-	-	-	-	-	100.0 hectares#	-
Metropolitan Centre	600m ²	-	20.0 metres	-	-	-	-	-	-	10.0 metres
District Centre	600m ²	-	20.0 metres	-	-	-	-	-	-	10.0 metres
Local Centre	600 m ²	-	20.0 metres	-	-	-	-	-	-	10.0 metres
Regional Industry	4000m ²	-	40.0 metres	-	-	-	-	25.0 metres	4000m ²	10.0 metres
District Industry	2000m ²	-	30.0 metres	-	-	-	-	25.0 metres	2000m ²	10.0 metres
Local Industry	2000m ²	-	30.0 metres	-	-	-	-	25.0 metres	2000m ²	10.0 metres

* when the lot is located within the Urban Footprint as set out in Schedule 1 of the Regulatory Provisions of the South East Queensland Regional Plan

for all other circumstances.

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Historic Version
Caboolture ShirePlan