

Appendix F – Code Responses

Table 6.2.5.3.1 - Low density residential zone code - accepted development (subject to requirements) and assessable development

Performance outcomes	Acceptable outcomes	Comments
For accepted development (subject to requirements) and assessable development		
Land use		
<p>PO1 A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct. 	<p>AO1 A use in the Low density residential zone is for uses identified in:</p> <ul style="list-style-type: none"> a. section 6.2.5.2(3)(e)(i) overall outcomes for the Acreage precinct; or b. section 6.2.5.2(3)(f)(i) overall outcomes for the Large suburban precinct; or c. section 6.2.5.2(3)(g)(i) overall outcomes for the Small acreage precinct; or d. section 6.2.5.2(3)(h)(i) overall outcomes for the Small lot precinct; or e. section 6.2.5.2(3)(i)(i) overall outcomes for the Suburban precinct; or f. section 6.2.5.2(3)(j)(i) overall outcomes for the Village precinct. 	<p>Not Applicable The proposed development does not involve any new land uses.</p>
Design		
Building height		
<p>PO2 A building has a building height that is:</p> <ul style="list-style-type: none"> a. consistent with the intended character for the precinct; b. responsive to the topography of the site; c. compatible with the height of adjoining 	<p>AO2 A building on a slope of:</p> <ul style="list-style-type: none"> a. less than 15 percent has a maximum building height of 8.5 metres; or b. 15 percent or more has a maximum building height of 10 metres. 	<p>Not Applicable The proposed development does not include any built form components.</p>

buildings.		
Boundary clearance		
<p>PO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development provides boundary clearances that:</p> <ul style="list-style-type: none"> a. allow for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; b. provide access to natural light and ventilation; c. are consistent with the character for the precinct. 	<p>AO3 Unless Dual occupancy, Relocatable home park, Residential care facility or Retirement facility development has minimum boundary clearances that comply with Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions.</p>	<p>Not Applicable The proposed development does not involve any new land uses or built form elements.</p>
Density		
<p>PO4 Development achieves a density consistent with that intended for the precinct.</p>	<p>AO4 Development has a maximum density shown in Table 6.2.5.3.4 - Low density residential zone densities.</p>	<p>Not Applicable The proposed development does not involve any residential activities</p>
Amenity		
General emissions		
<p>PO5 Development protects the intended amenity for the zone and precinct of an adjoining premises by having regard to:</p> <ul style="list-style-type: none"> a. noise emissions; b. air emissions; c. light emission; d. radiation emissions; 	<p>AO5 Development complies with the following emissions standard of Planning scheme policy 3 - Environmental management:</p> <ul style="list-style-type: none"> a. Table 3.2.1.1 - Noise emission standards for the protection of residential amenity where adjoining a premises in a zone specified in 3.2.1(1)(a) of Planning 	<p>Not Applicable The proposed development involves any ROL and will not involve the production of any emissions.</p>

<p>e. vibration emissions.</p>	<p>scheme policy 3 - Environmental management; b. Table 3.2.1.2 - Noise emission standards for the protection of general amenity where adjoining a premises in a zone specified in 3.2.1(1)(b) of Planning scheme policy 3 - Environmental management; c. Table 3.2.2.1 - Air emission standards; d. Table 3.2.3.1 - Light emission standards; e. section 3.2.4 - Radiation emission standards; f. Table 3.2.5.1 - Preferred weighted rms value for continuous and impulsive vibration acceleration (m/s^2) 1/80Hz.</p>	
<p>Reverse amenity</p>		
<p>PO6 Development, being a sensitive land use, maintains the operational integrity of the government supported transport infrastructure and corridor by mitigating the adverse impacts of the infrastructure.</p>	<p>AO6 Development, being a sensitive land use, within 100 metres of government supported transport infrastructure complies with the noise and vibration criteria identified in section 7 - Development Affected by Environmental Emissions from Transport Policy prepared by Department of Transport and Main Roads.</p>	<p>Not Applicable The proposed development does not involve any new sensitive land uses.</p>
<p>PO7 A sensitive land use is designed and located to mitigate any potential adverse impacts from Rural activities, Medium impact industry, High impact industry or Special industry. Note - Planning scheme policy 3 - Environmental management provides guidance on how to achieve this outcome.</p>	<p>AO7 A sensitive land use is not developed within the separation distance shown in Column 1, from the use listed in Column 2 in Table 6.2.5.3.2. Table 6.2.5.3.2</p>	<p>Not Applicable The proposed development does not involve any new sensitive land uses.</p>

Column 1: Separation distance	Column 2: Use	
1,500 metres	Special industry	
500 metres	High impact industry	
500 metres	Intensive animal industry	
300 metres	Intensive horticulture	
300 metres	Wholesale nursery	
250 metres	Medium impact industry	
For assessable development only		
Design		
Built form		
PO8 A building contributes to the character of the precinct with articulated buildings and detailing by: <ul style="list-style-type: none"> a. orientating towards the primary street frontage; b. providing an attractive and well-articulated façade. 	AO8 No acceptable outcome provided.	Not Applicable The proposed development does not include any built form components.
Streetscape		
PO9 Development provides a consistent and cohesive streetscape, which creates visual interest, a sense of place and a safe pedestrian environment that is consistent with the intended character of the precinct through the use of:	AO9 No acceptable outcome provided.	Not Applicable The proposed development does not seek to alter the existing streetscape.

<ul style="list-style-type: none"> a. footpath paving; b. street trees; c. landscaping. 		
Service areas and storage		
<p>PO10 Plant, equipment, services and outdoor storage of materials do not detract from the streetscape or character of the precinct.</p>	<p>AO10 Plant, equipment, services and outdoor storage of materials are not visible from a road or public open space.</p>	<p>Not Applicable The proposed development is for an ROL and does not include any buildings with plant, equipment or services.</p>
Reconfiguring a lot		
<p>PO11 Reconfiguring a lot:</p> <ul style="list-style-type: none"> a. in the Small lot precinct creates a lot with a minimum size of 300m²; or b. in the Suburban precinct: <ul style="list-style-type: none"> i. where not creating a rear lot, has a minimum size of 400m²; ii. where creating a rear lot, has a minimum size of 500m²; or c. in the Village precinct: <ul style="list-style-type: none"> i. where not creating a rear lot, has a minimum size of 500m²; ii. where creating a rear lot, has a minimum size of 600m². 	<p>AO11 No acceptable outcome provided.</p>	<p>OO Complies The proposed development seeks to vary the outcomes sought by PO11 and demonstrates compliance with the relevant aspects of the Overall Outcomes of the zone. Refer to Section 5 of Town Planning Assessment Report for details.</p>
Social and health impact		
<p>PO12 Development enhances the positive impacts and mitigates or avoids the negative impacts for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 – Social and health impact assessment.</p>	<p>AO12.1 Development meets the criteria for the uses stated in Table 2.1.2.1 of Planning scheme policy 7 – Social and health impact assessment where involving the sale or consumption of liquor.</p>	<p>Not Applicable The proposed development is for an ROL and does not involve the sale or consumption of liquor.</p>

<p>Note – Compliance with this performance outcome is to be demonstrated by a detailed social and health impact assessment report prepared in accordance with Part 2 of Planning scheme policy 7 – Social and health impact assessment.</p>	<p>AO12.2 Development does not provide for gaming.</p>	<p>Not Applicable The proposed development does is for an ROL and does not involve the provision of gaming services.</p>
---	--	--

Large suburban precinct, Small lot precinct, Suburban precinct, Village precinct

Land Uses

Shop

<p>PO13 A Shop: a. is of a scale and character suitable to ensure that the residential amenity is maintained; b. serves the local residents' daily needs; c. does not undermine the viability of a nearby centre or the centre hierarchy. Note - Planning scheme policy 2 - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>AO13 A Shop: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Shop.</p>	<p>Not Applicable The proposed development does not include a shop.</p>
---	---	---

Food and drink outlet

<p>PO14 A Food and drink outlet: a. is small-scale; b. protects residential amenity; c. does not undermine the viability of a nearby centre or the centre hierarchy.</p>	<p>AO14 A Food and drink outlet: a. has a maximum gross floor area of 200m² per tenancy; b. is not within 800 metres of another Food and drink outlet; c. does not include a drive-through facility.</p>	<p>Not Applicable The proposed development does not include a food and drink outlet.</p>
---	--	--

Acreage precinct

Design		
Built form		
PO15 The Acreage precinct has a residential built form where the landscape or bush character dominates the built environment.	AO15 No acceptable outcome provided.	Not Applicable The proposed development is not located within the Acreage precinct.
Site cover		
PO16 Development in the Acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO16 Development in the Acreage precinct has a maximum site cover of 20 percent.	Not Applicable The proposed development is not located within the Acreage precinct.
Large suburban precinct		
Design		
Built form		
PO17 The Large suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO17 No acceptable outcome provided.	Not Applicable The proposed development is not located within the Large suburban precinct.
Site cover		
PO18 Development in the Large suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO18 Development in the Large suburban precinct has a maximum site cover of 50 percent.	Not Applicable The proposed development is not located within the Large suburban precinct.

Small acreage precinct		
Design		
Built form		
PO19 The Small acreage precinct has a residential built form, which is characterised by Dwelling houses in an urban landscape setting, where the landscape character dominates the built environment.	AO19 No acceptable outcome provided.	Not Applicable The proposed development is not located within the small acreage precinct.
Site cover		
PO20 Development in the Small acreage precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO20 Development in the Small acreage precinct has a maximum site cover of 35 percent.	Not Applicable The proposed development is not located within the small acreage precinct.
Small lot precinct		
Design		
Built form		
PO21 The Small lot precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO21 No acceptable outcome provided.	Not Applicable The proposed development is not located within the small lot precinct.
Site cover		
PO22 Development in the Small lot precinct has a site cover that reflects a development intensity that is	AO22 Development in the Small lot precinct has a maximum site cover of 60 percent.	Not Applicable The proposed development is not located within the small lot precinct.

consistent with the intended character of the precinct.		
Suburban precinct		
Design		
Built form		
PO23 The Suburban precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO23 No acceptable outcome provided.	Not Applicable The proposed development is for an ROL and does not include a built component.
Site cover		
PO24 Development in the Suburban precinct has a site cover that reflects a development intensity that is consistent with the intended character of the precinct.	AO24 Development in the Suburban precinct has a maximum site cover of 50 percent.	Not Applicable The proposed development is for an ROL and does not include a built component.
Village precinct		
Design		
Built form		
PO25 The Village precinct has a residential built form, which is characterised predominantly by Dwelling houses in an urban landscape setting.	AO25 No acceptable outcome provided.	Not Applicable The proposed development is not located within the Village precinct.
Site cover		
PO26 Development in the Village precinct has a site cover that reflects a development intensity	AO26 Development in the Village precinct has a maximum site cover of 50 percent.	Not Applicable The proposed development is not located within the Village precinct.

consistent with the intended character of the precinct.		
---	--	--

Table 6.2.5.3.3 - Low density residential zone boundary clearance provisions

Precinct	Land use	Building type	Road boundary	Boundary clearances	
				Side boundary	Rear boundary
All precincts	Dual occupancy	As per Dual occupancy and Dwelling house code.			
	<ul style="list-style-type: none"> • Relocatable home park • Residential care facility • Retirement facility 	As per Relocatable home park, Residential care facility and Retirement facility code.			
Acreage	Any other use not listed in this table	All building types	10 metres	3 metres	3 metres
Large suburban	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is: <ul style="list-style-type: none"> • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 7.5 metres - 2 metres; • greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres. 	3 metres
Small acreage	Any other use not listed in this table	All building types	10 metres	3 metres	3 metres
Small lot	Any other use not listed in this table	All building types	4 metres	Where the height of a part of the building or structure is: <ul style="list-style-type: none"> • 4.5 metres or less - 1.5 metres; • greater than 4.5 metres but not more than 	3 metres

				7.5 metres - 2 metres; <ul style="list-style-type: none"> greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres. 	
Suburban	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is: <ul style="list-style-type: none"> 4.5 metres or less - 1.5 metres; greater than 4.5 metres but not more than 7.5 metres - 2 metres; greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres. 	3 metres
Village	Any other use not listed in this table	All building types	6 metres	Where the height of a part of the building or structure is: <ul style="list-style-type: none"> 4.5 metres or less - 1.5 metres; greater than 4.5 metres but not more than 7.5 metres - 2 metres; greater than 7.5 metres - 2 metres plus 0.5 metre for every 3 metres or part exceeding 7.5 metres. 	3 metres

Table 6.2.5.3.4 - Low density residential zone densities

Precinct	Land use	Maximum density
Acreage	All uses	2.5 dwellings per hectare
Large suburban	Relocatable home park, Residential care facility or Retirement facility	No maximum
	All other uses	10 dwellings per hectare
Small acreage	All uses	5 dwellings per hectare

Small lot	Dual occupancy	38 dwellings per hectare (Minimum lot size 525m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	33 equivalent dwellings per hectare
Suburban	Dual occupancy	28 dwellings per hectare (Minimum lot size 700m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	25 equivalent dwellings per hectare
Village	Dual occupancy	22 dwellings per hectare (Minimum lot size 875m ²)
	Relocatable home park, Residential care facility or Retirement facility	No maximum
	Multiple dwellings	20 equivalent dwellings per hectare

9.4.6 Reconfiguring a lot code

9.4.6.1 Application

1. This code applies to:
 - a. code assessable reconfiguring a lot for which the Reconfiguring a lot code is identified in the 'assessment benchmarks for assessable development and requirements for accepted development' column in:
 - i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
 - ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
 - b. reconfiguring a lot made impact assessment in:
 - i. Table 5.6.1 - Reconfiguring a lot in Part 5 - Tables of assessment; or
 - ii. a table of assessment in section 5.9 - Categories of development and assessment - Local plans in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' located in Part 5 - Tables of assessment.

9.4.6.2 Purpose

1. The purpose of the code is to ensure that new lots are of appropriate size, shape, dimension and density to accommodate development.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Reconfiguring a lot results in:
 - i. design outcomes that are consistent with the intended character of the applicable zone, local plan, precinct, and adjoining road;
 - ii. new lots of appropriate size, shape and dimension with a diverse mix of lots;
 - iii. no additional lots gaining vehicular access from a state-controlled road or urban collector road where within a regulated access area;
 - iv. a high quality streetscape, where creating 10 or more lots, that:
 - A. provides for a wide variety of frontages;
 - B. provides for a noticeable variety of frontages;
 - C. avoids a concentration of similar frontages.
 - v. access easements that:
 - A. are safe and do not adversely affect adjoining premises;
 - B. allow for on-site refuse collection for large rear lot developments;

- vi. creation of lots that enable the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry;
- vii. the protection of the lawfulness of an approved Multiple dwelling.

9.4.6.3 Assessment benchmarks for assessable development

Part A - Requirements for assessable development

Table 9.4.6.3.1 - Reconfiguring a lot code: assessable development

Performance outcomes	Acceptable outcomes	Comments
For assessable development		
Boundary realignment		
PO1 A boundary realignment results in lots that are consistent with the size and dimension of lots in the zone and precinct.	AO1 A boundary realignment complies with the standards specified in Table 9.4.6.3.2 - Reconfiguring a lot and Table 9.4.6.3.3 - Reconfiguring a lot: local plans.	Not Applicable The proposed development does not involve a boundary realignment.
PO2 A boundary realignment ensures a use and its necessary associated infrastructure are located on the same lot.	AO2 A boundary realignment ensures that a building or structure that is not intended for common use and sharing by a formal title arrangement is not located across a boundary or within a setback required elsewhere in the planning scheme.	Not Applicable The proposed development does not involve a boundary realignment.
Design		
PO3 Reconfiguring a lot results in lots of a size, shape, dimension and density that are:	AO3 Unless involving an approved Multiple dwelling, a new lot complies with:	PO3 Complies The proposed reconfiguration of a lot results in the lots of a size, shape and configuration which

<p>a. consistent with their intended use and the intended character of the applicable zone, local plan and precinct; b. safely accessed and serviced.</p> <p>Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.</p>	<p>a. Table 9.4.6.3.2 - Reconfiguring a lot; or b. Table 9.4.6.3.3 - Reconfiguring a lot: local plans; or c. a preliminary approval for reconfiguring a lot.</p>	<p>supports the future delivery of development over the site which is consistent with the intent of the relevant zone. Refer to the Town Planning Assessment Report for further details.</p>
<p>PO4 Reconfiguring a lot results in functional lots that:</p> <p>a. can be safely accessed and egressed by vehicles; b. provide for safe and efficient on-site refuse collection; c. contain the necessary on-site utilities and infrastructure without impacting, or being impacted by, vehicle access and servicing; d. provide durable site access constructed to withstand heavy vehicles.</p>	<p>AO4.1 Where a passing bay is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots with driveway access exceeding 30 metres in length provide:</p> <p>a. one passing bay for every 30 metres of length; b. passing bays with a width of 2.5 metres (total driveway width of 5.5 metres) and length of 6 metres with 45 degree tapers as identified in Figure 3.4.5.1.3 - Passing bay dimensions.</p> <p>AO4.2 Where on-site refuse collection is identified as required in Table 9.4.6.3.4 - Additional requirements for rear lots, lots provide for:</p> <p>a. a refuse collection vehicle to enter and exit the site in a forward gear; b. a 10.3 metre long refuse collection vehicle to undertake a maximum three point turning manoeuvre with sufficient clearance to any obstructions; c. the access driveway (including crossover) to be designed to withstand heavy</p>	<p>AO4.1 Complies</p> <p>The proposed lots and driveway access has been designed in accordance with relevant Council standards and requirements.</p> <p>AO4.2 Not Applicable</p>

	vehicles.	
<p>PO5 Reconfiguring a lot is designed to:</p> <ul style="list-style-type: none"> a. protect significant natural features; b. protect landscape amenity values; c. minimise the amount of excavation and filling. <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO5 No acceptable outcome provided.</p>	<p>PO5 Complies The proposed development has been designed to ensure that natural feature and landscape amenity values are preserved and facilitation of the subdivision will be conducted in accordance with Council requirements regarding excavation and filling.</p>
<p>PO6 Reconfiguring a lot facilitates a movement network that:</p> <ul style="list-style-type: none"> a. is permeable; b. supports active transport. <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO6 No acceptable outcome provided.</p>	<p>Not Applicable No changes are proposed to the surrounding movement networks</p>
<p>PO7 Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions.</p> <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO7 No acceptable outcome provided.</p>	<p>Not Applicable The proposed development does not involve the creation of any new roads, and does not change the orientation of the existing or proposed lots.</p>
<p>PO8 The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.</p>	<p>AO8 A lot for a residential purpose is not created within the distances stated for any of the following:</p> <ul style="list-style-type: none"> a. 1,500 metres of a Special industry; or b. 500 metres of a High impact industry; or c. 500 metres of an Intensive animal industry; or d. 300 metres of an Intensive horticulture or Wholesale nursery; or 	<p>AO8 Complies The new residential lots are not proposed within the stated distance of any of the listed uses.</p>

	e. 250 metres of a Medium impact industry.	
Where creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone		
<p>PO9 Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by:</p> <ul style="list-style-type: none"> a. providing a wide variety of frontages; b. providing lots with noticeable frontage variation when observed from the street. <p>Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.</p>	<p>AO9.1 Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements. Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome. Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot. Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.</p> <p>AO9.2 Reconfiguring a lot results in no more than three adjoining lots with the same frontage.</p>	<p>Not Applicable The proposed development does involve the creation of 10 or more lots.</p>
Access easement		
<p>PO10 An access easement:</p> <ul style="list-style-type: none"> a. is fit for its particular purpose; b. has a safe access point; c. provides access and manoeuvring for on-site refuse collection where creating four or more rear lots for residential activities; d. does not adversely affect adjoining premises having regard to any of the following: <ul style="list-style-type: none"> i. traffic; or ii. accessibility; or iii. parking; or 	<p>AO10 No acceptable outcome provided.</p>	<p>PO10 Complies The proposed access easement is fit for purpose with a safe access point as necessary for an easement servicing 2 rear lots.</p> <p>The proposed easement follows along the northern boundary of the site and will not have an adverse affect on traffic, accessibility, parking, privacy or amenity of adjoining properties.</p>

<p>iv. privacy; or v. amenity Editor's note - Planning scheme policy 5 - Infrastructure provides guidance on the design standards for access driveways.</p>		
Lots adjoining an urban arterial road		
<p>PO11 Reconfiguring a lot is designed to enhance the visual amenity of an urban arterial road and avoids creating a streetscape that is likely to be dominated by fencing ancillary to future land uses.</p>	<p>AO11 Reconfiguring a lot that results in lots that adjoin an urban arterial road provides:</p> <ul style="list-style-type: none"> a. a land dedication of a road for public use to Council between the lot/s adjoining the urban arterial road and the urban arterial road that: <ul style="list-style-type: none"> i. is a minimum of 3 metres wide; ii. extends for the full length of the lot boundaries that adjoin the urban arterial road; iii. is landscaped with native, locally endemic species at a density sufficient to screen the development from view from the urban arterial road; or b. a constructed road between the lot/s adjoining an urban arterial road and the urban arterial road; or c. a constructed road in accordance with section 7.2 of Planning scheme policy 5 - Infrastructure where located within a general planning layout area. <p>Note - AO11(c) only applies to development identified in a general planning layout in section 7.2 of Planning scheme policy 5 - Infrastructure.</p>	<p>Not Applicable The subject site does not adjoin an urban arterial road.</p>
Approved multiple dwellings		

<p>PO12 Reconfiguring a lot where material change of use has been granted for three or more multiple dwellings does not compromise the lawfulness and function of the approved use.</p>	<p>AO12 Reconfiguring a lot where material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> a. ensures the dwellings are completed in accordance with the approved plan of development associated with the material change of use; b. does not result in a building that straddles a boundary; c. does not compromise the use of a multiple dwelling as a self-contained residence. 	<p>Not Applicable The site does not contain an approved multiple dwelling.</p>
<p>PO13 Reconfiguring a lot where a material change of use has been granted for three or more dwellings:</p> <ul style="list-style-type: none"> a. is in the form of a community title scheme with a body corporate to ensure equitable and ongoing maintenance of any shared facilities or infrastructure; or b. establishes freehold lots only if: <ul style="list-style-type: none"> i. all the proposed lots have direct road frontage to a dedicated constructed road; ii. equitable and ongoing maintenance of any shared facilities or infrastructure is provided. 	<p>AO13 No acceptable outcome provided.</p>	<p>Not Applicable The site does not contain an approved multiple dwelling.</p>
<p>Where within a regulated access area</p>		
<p>PO14 Development within Figure 9.4.6.3.1 - Regulated access area:</p> <ul style="list-style-type: none"> a. does not result in additional lots gaining vehicular access from Beenleigh-Redland 	<p>AO14 Development is designed to comply with Figure 9.4.6.3.1 - Regulated access area.</p>	<p>Not Applicable The site is not located within a regulated access area.</p>

Bay Road or California Creek Road; b. supports the extension of the local access road network.		
Where within a local plan area		
PO15 Development provides streetscape elements in accordance with the streetscape sections specified in the relevant local plan.	AO15 No acceptable outcome provided.	Not Applicable The site is not located within a local plan area.

Table 9.4.6.3.2 - Reconfiguring a lot

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Low density residential zone - Small lot precinct	300m ²	10m	6m	12m	NA	A rear lot is not created in this precinct.	
Low density residential zone - Suburban precinct	400m ²	12.5m	10m	15m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Village	500m ²	15m	10m	18m	NA	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	

precinct							
Low density residential zone - Large suburban precinct	1,000m ²	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Small acreage precinct	2,000m ²	20m	15m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Low density residential zone - Acreage precinct	4,000m ²	40m	20m	40m	4 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Townhouse precinct	500m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low-medium density residential zone - Apartment precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Medium density residential	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

zone - Medium rise precinct							
Medium density residential zone - High rise precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Centre zone	No minimum	No minimum frontage		No maximum	A rear lot is not created in this zone.		
Specialised centre zone	No minimum	No minimum frontage		No maximum	A rear lot is not created in this zone.		
Recreation and open space zone	No minimum	No minimum frontage		No maximum	A rear lot is not created in this zone.		
Low impact industry zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Medium impact industry zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is not created in this zone.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Community facilities zone	No minimum	No minimum frontage		No maximum	A rear lot is not created in this zone.		
Emerging community zone	20 hectares	No minimum frontage		No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.		
Environmental management	100 hectares	No minimum frontage		No maximum	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 -		-

and conservation zone						Additional requirements for rear lots.	
Mixed use zone	2,000m ²	25m	20m	30m	4 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	The width is sufficient to allow the specified heavy vehicle to turn around on the lot.
Rural zone	100 hectares	No minimum frontage.		No maximum		A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Park residential precinct	5,000m ²	40m	20m	40m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Park living precinct	100 hectares	No minimum frontage		No maximum		A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Rural residential zone - Cottage rural precinct and Carbrook precinct	a. 20 hectares in the urban footprint; b. 100 hectares in the regional landscape and	No minimum frontage		No maximum		A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	

	rural producti on area.				
--	-------------------------------	--	--	--	--

Note - The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.3 - Reconfiguring a lot: local plans

Column 1	Column 2	Column 3			Column 4	Column 5	Column 6
Zone and/or precinct	Minimum lot size	Minimum frontage			Maximum depth to width ratio	Rear lot	Qualifications
		Normal	Cul-de-sac lot	Corner lot			
Loganholme local plan							
Large lot residential precinct	1,000m ²	20m	10m	22m	3 to 1	A rear lot is provided in accordance with the additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	
Residential choice precinct	600m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential core precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Suburban residential	400m ²	12.5m	10m	15m	3 to 1	A rear lot is provided in accordance with the	Access is restricted at a

precinct						additional requirements of Table 9.4.6.3.4 - Additional requirements for rear lots.	major intersection.
Loganlea local plan							
Residential edge precinct	600m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Residential frame precinct or Residential core precinct	800m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	
Low medium precinct or Mixed use precinct	1,200m ²	20m	No minimum	30m	3 to 1	A rear lot is not created in this precinct.	

Note - The Minimum access width applies when one rear lot is created.

Table 9.4.6.3.4 - Additional requirements for rear lots

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6	Column 7
Zone and/or precinct	Minimum area clear of access strip	Maximum access strip length	Number of dwellings serviced by accessway	Minimum access strip width	Passing bays	On-site refuse collection
Low density residential zone - Suburban precinct	500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and	Yes	No

				3m pavement width		
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Village precinct	600m ²	50m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density	1.000m ²	60m	1	4m driveway	No	No

residential zone - Large suburban precinct				reserve width and 3m pavement width		
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Low density residential zone - Small acreage precinct	2,000m ²	75m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway	No	Yes

				reserve width and 5.5m pavement width		
Emerging Community zone	20 hectares	No maximum				
Environmental management and conservation zone	100 hectares	No maximum				
Mixed use zone	4,000m ²	150m		10m		
Rural zone	100 hectares	No maximum				
Rural residential zone - Park residential precinct	5,000m ²	150m		10m		
Rural residential zone - Park living precinct	100 hectares	No maximum				
Rural residential zone - Cottage rural precinct and Carbrook precinct	100 hectares	No maximum				
Loganholme local plan						
Large lot residential precinct	1,000m ²	60m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No

			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes
Suburban residential precinct	500m ²	35m	1	4m driveway reserve width and 3m pavement width	No	No
			2	5.5m driveway reserve width and 3m pavement width	Yes	No
			3	5.5m driveway reserve width and 3m pavement width	Yes	No
			4	5.5m driveway reserve width and 3m pavement width	Yes	Yes
			5 or more	8m driveway reserve width and 5.5m pavement width	No	Yes

Figure 9.4.6.3.1 - Regulated access area

Table 9.4.6.3.5 - Frontage requirements

Column 1	Column 2	
Zone and/or precinct	Frontage	
	Maximum 70% of total lots created	Minimum 30% of total lots created
Low density residential zone - Small lot precinct	10m - 12.49m	12.5m or greater
Low density residential zone - Suburban precinct	12.5m - 14.99m	15m or greater
Low density residential zone - Village precinct	15m - 17.99m	18m or greater