9.4.3 Reconfiguring a lot code

9.4.3.1 Application

This code applies to assessable development:-

(a) being reconfiguring a lot; and

(b) identified as requiring assessment against the Reconfiguring a lot code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.4.3.2 Purpose and overall outcomes

(1) The purpose of the Reconfiguring a lot code is to ensure that new lots are configured in a manner which:-

(a) is appropriate for their intended use;

(b) is responsive to site constraints;

(c) provides appropriate access; and

(d) supports high quality urban design outcomes.

(2) The overall outcomes sought for the Reconfiguring a lot code are the following:-

(a) development provides for lots that are of a size and have dimensions that:-

(i) are appropriate for their intended use;
(ii) respect the prevailing subdivision pattern in the locality;
(iii) promote a range of housing types in the case of residential development;
(iv) are compatible with the prevailing character and density of development; and
(v) sensitively respond to site constraints;

(b) development provides for lots that have a suitable and safe means of access to a public road;

(c) development provides for subdivisions that result in the creation of safe and healthy communities by:-

(i) incorporating a well-designed and efficient lot layout that promotes walking, cycling and the use of public transport;
(ii) incorporating a road and transport network with a grid or modified grid street pattern that is responsive to and integrated with the natural topography of the site, is integrated with existing or planned adjoining development and supports the circulation of public transport with no or only minimal route redundancy;
(iii) avoiding adverse impacts on economic or natural resource areas;
(iv) avoiding adverse impacts on native vegetation, waterways, wetlands and other ecologically important areas present on, or adjoining the site;
(v) avoiding, or if avoidance is not practicable, mitigating the risk to people and property of natural hazards, including hazards posed by bushfire, flooding, landslide and steep slopes;
(vi) incorporating a lot layout that is responsive to natural climatic influences and allows for new dwellings to reflect the principles of sub-tropical and sustainable design; and

(vii) providing timely, efficient and appropriate infrastructure including reticulated water and sewerage where available, sealed roads, pedestrian and bicycle paths, open space and community facilities in urban areas.

9.4.3.3 Assessment benchmarks

Table 9.4.3.3.1 Assessment benchmarks for assessable development

Performance outcomes		Acceptable outcomes	
Lot layout and site responsive design			
PO1	Development provides for a lot layout and configuration of roads and other transport corridors that sensitively responds to the following:- (a) the setting of the site within an urban or non-urban context; (b) any environmental values or natural hazards present on, or adjoining the site; (c) any places of cultural heritage significance or character areas present on, or adjoining the site; (d) any important landmarks, views, vistas or other areas of high scenic value present on, or able to be viewed from the site; (e) any economic resources present on, adjoining or near the site; and (f) sub-tropical and sustainable design principles including the orientation of lots, the provision of water cycle infrastructure and the incorporation of landscaping within the subdivision.	**AO1**	No acceptable outcome provided. Note—the Council may require an applicant to prepare a local area structure plan to demonstrate compliance with performance outcome PO1.
Lot layout and neighbourhood / estate design			
PO2	Development provides for a lot layout and infrastructure configuration that:- (a) provides for an efficient land use pattern; (b) effectively connects and integrates the site with existing or planned development on adjoining sites; (c) provides for the efficient movement of pedestrians, cyclists, public transport and private motor vehicles in that order of priority; (d) incorporates a multi-function road network that facilitates separation of incompatible land uses, provides enhanced public access to the open space network, minimises edge effects on retained vegetation, and creates fire breaks and evacuation routes to assist in hazard management; (e) creates legible and interconnected movement and open space networks; (f) provides defined edges to public open space and avoids or minimises direct interface between public open space and freehold lots; (g) avoids narrow pathways and/or drainage reserves between lots; (h) provides for the creation of a	**AO2**	No acceptable outcome provided. Note—the Council may require an applicant to prepare a local area structure plan to demonstrate compliance with performance outcome PO2.

Performance outcomes		Acceptable outcomes	
	diverse range of lot sizes capable of accommodating a mix of housing types and other uses required to support the community as appropriate to the zone and, where applicable, local plan area; (i) promotes a sense of community identity and belonging; (j) provides for a high level of amenity having regard to potential noise, dust, odour and lighting nuisance sources; (k) accommodates and provides for the efficient and timely delivery of infrastructure appropriate to the site's context and setting; (l) provides for a grid or modified movement network which avoids or minimises the use of cul-de-sac; and (m) avoids the sporadic or out-of-sequence creation of lots.		
Size and dimensions of lots			
PO3	Development provides for the size, dimensions and orientation of lots to:- (a) be appropriate for their intended use; (b) be compatible with the preferred character for the zone and local area in which the land is located; (c) in the case of land included in the Rural zone, maintain the productive use of rural lands; (d) provide suitable building envelopes and safe pedestrian, bicycle and vehicular access without the need for major earthworks and retaining walls; (e) provide for the efficient use of land whilst including sufficient area for suitable and useable private open space; and (f) take account of and respond sensitively to site constraints.	**AO3.1** **AO3.2** **AO3.3** **AO3.4**	Unless otherwise specified in this code or a local plan code, a lot complies with the minimum lot size specified in Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**. A lot (excluding small residential lots) contains a minimum frontage and has a maximum frontage to depth ratio that complies with Columns 3 and 4 respectively of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**. A lot located on land subject to a constraint or valuable resource identified on an overlay map contains a development envelope marked on a plan of development that demonstrates that there is an area sufficient to accommodate the intended purpose of the lot that is not subject to the constraint or valuable resource or that appropriately responds to the constraint or valuable resource. Ensure that new lots provide sufficient flood immunity for residential development by:- (a) for greenfield subdivision development, each lot provides for a house pad that is flood free in accordance with **Planning scheme policy for development works (Table SC6.3.5.4d Terrestrial flooding - Lot and building pad immunity and freeboard by use type and Table SC6.3.5.4e Storm tide flooding - Lot and building pad immunity and freeboard by use type)**; or (b) for infill development, interference with the natural ground level of the site is avoided.

Performance outcomes		Acceptable outcomes	
			A lot has a development envelope located a minimum of 300mm above the defined flood level that:-
		AO3.5	(a) where included in a centre zone or industry zone, complies with Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; (b) where included in the Rural residential zone, is at least 1,200m² in area, generally rectangular in shape and with a minimum dimension of 30m; and (c) where included in the Rural zone, is at least 1,200m^2 in area.
		AO3.6	No additional lot which includes a house site is created on land with a slope of 25% or greater.
		AO3.7	No additional lots are created on land included in:- (a) the Limited development (constrained land) zone; or (b) an extractive resource separation area identified on an Extractive resource areas overlay map.
		AO3.8	Lot boundaries are aligned to avoid traversing ecologically important areas.
Small residential lots[10]			
PO4	To facilitate and encourage urban consolidation and housing diversity, development may provide for small residential lots to be created where:- (a) they are within easy walking distance of an activity centre or public transport stop; (b) the development will be consistent with the preferred character for the zone and local area in which the land is located; and (c) the land is fit for purpose and not subject to significant topographic constraints.	**AO4.1**	Despite acceptable outcome AO3.1 above, small residential lots may be created on land in one of the following zones:- (a) the Medium density residential zone; (b) the Emerging community zone; or (c) the Low density residential zone, other than in Precinct LDR1, where the parent lot has a minimum area of 2,000m².
		AO4.2	The land is serviced by reticulated water supply and sewerage.
		AO4.3	The land does not have a slope of greater than 10%.
PO5	Small residential lots are dispersed across a development in a configuration that:- (a) promotes variety in streetscape character; and (b) avoids an area being dominated by a particular lot type.	**AO5.1**	Not more than four small residential lots of a particular type (i.e. row, narrow or small lot) are located in a row.
		AO5.2	A maximum of 50% of all small residential lots within any neighbourhood block are of a particular type (i.e. row, narrow or small lot).
PO6	Small residential lots are developed in accordance with a plan of development which demonstrates that:- (a) the majority of lots are provided with a north-south orientation to optimise opportunities for passive solar design; (b) the development is efficiently	**AO6.1**	A plan of development outlining a building lot envelope, complies with the design criteria for small residential lots specified in **Table 9.4.3.3.3 (Design criteria for small residential lots)**.
		AO6.2	Each small residential lot is capable of containing a rectangle suitable for building

[10] Note—for the purposes of this code, a small residential lot is a residential lot with an area less than 500m^2.

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Performance outcomes		Acceptable outcomes	
	configured and provides access that optimises the use of public streets by pedestrians and minimises pedestrians/vehicle conflict points; (c) an appropriate building envelope can be accommodated; (d) any building contained within the building envelope is unlikely to impact adversely upon the amenity of adjoining premises as a result of overshadowing, privacy and access to sunlight; and (e) landscape planting can be accommodated in deep soil zones to soften built form elements, improve micro climate and contribute to the quality of the public realm.		purposes where the long axis of the rectangle is within 30^{o} east and 20^{o} west of true north.
Rear (hatchet) lots			
PO7	Development provides for rear lots to be created only where:- (a) the lots are not likely to prejudice the subsequent development of adjoining land; (b) it is not desirable nor practicable for the site to be reconfigured so that all lots have full frontage to a road; (c) the siting of buildings on the rear lot is not likely to be detrimental to the use and amenity of the surrounding area; (d) uses on surrounding land will not have a detrimental effect on the use and amenity of the rear lot; (e) the safety and efficiency of the road from which access is gained is not adversely affected; and (f) vehicular access to rear lots does not have a detrimental impact on lots adjoining the access strip due to excessive noise, light, dust, stormwater runoff and the like.	**AO7**	Rear lots are designed such that:- (a) the minimum area of the lot, exclusive of any access strip, complies with Column 2 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; (b) the gradient of the access strip does not exceed 15% if sealed and 10% if unsealed; (c) only one rear lot is provided behind each standard lot; (d) no more than four lots directly adjoin the rear lot, excluding lots that adjoin at one point; (e) no more than two rear lots gain access from the same access handle; (f) no more than 20% of lots within a development are accessed from an access handle; (g) where two rear lots adjoin each other, a single common driveway and reciprocal access easements are provided; (h) no more than two rear lots and rear lot access strips directly adjoin each other (excluding lots that directly adjoin each other at a single point e.g. a corner); (i) rear lot access strips are located on only one side of a full frontage lot; and (j) rear lot access strips and driveways comply with the requirements of **Table 9.4.3.3.4 (Access strip requirements for rear lots)** and the standards specified in the **Planning scheme policy for development works**.
Irregular shaped lots			
PO8	Development provides for irregular shaped lots to be created only where:- (a) the creation of regular lots is impractical such as at a curve in the road; (b) safe access to and from the site can be provided while not adversely impacting on the functionality of the surrounding road network; and	**AO8**	Irregular shaped lots are designed so that they:- (a) comply with the maximum depth to frontage ratio specified in Column 4 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)**; and (b) comply with the requirements of **Table 9.4.3.3.5 (Minimum width for irregular shaped lots)**.

Performance outcomes		Acceptable outcomes	
	(c) the irregular lot is suitable for its intended purpose.		**OR** Where in Precinct LDR1 of the Low density residential zone, irregular shaped lots have the following dimensions:- (a) a minimum frontage width of 15m; and (b) a maximum depth to frontage ratio of 4.5:1.
Rearrangement of lot boundaries			
PO9	Development provides that the rearrangement of lot boundaries is an improvement on the existing situation.	**AO9**	The rearrangement of lot boundaries results in an improvement to the existing situation whereby the size and dimensions of proposed lots comply more fully with **Table 9.4.3.3.2 (Minimum lot size and dimensions)**, and at least one of the following is achieved:- (a) the rearrangement of lots remedies an existing boundary encroachment by a building, structure or other use areas; (b) the rearranged lots will be made more regular in shape; (c) access is provided to a lot that previously had no access or an unsuitable access; (d) the rearranged lots better meet the overall outcomes for the zone and the local plan area in which the site is situated; and (e) the rearrangement of lots remedies a situation where an existing lot has multiple zonings.
Site access			
PO10	All new lots are to have lawful access from the road.	**AO10**	A driveway crossover is provided for lots in accordance with the applicable standard drawing contained in the **Planning scheme policy for development works**: (a) FC-230-01 Residential Driveway Slab and Tracks; OR (b) FC-230-02 Commercial Driveway Slab; OR (c) FC-230-03 Rural Access Pipe/ Box Culvert and Invert crossings; OR (d) FC-230-04 Water Sensitive Urban Design Vehicle Crossing for Single Dwelling.
Volumetric subdivision			
PO11	Development provides that the subdivision of space above or below the surface of land facilitates efficient development in a manner that is consistent with the overall outcomes for the zone and local plan area in which the site is located, or is consistent with a development approval that has not	**AO11**	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	lapsed.		
Buffers to sensitive land uses, incompatible uses and infrastructure			
PO12	Development provides for lots to be created in locations that:- (a) are adequately buffered to prevent potential adverse impacts on future users of the lots; (b) separate the lots from incompatible uses and infrastructure; and (c) do not create "reverse amenity" situations where the continued operation of existing uses is compromised by the proposed development.	**AO12.1**	Where located adjacent to rural land, setbacks for any part of a lot included in a residential zone, the Emerging community zone or the Rural residential zone are in accordance with an assessment report prepared by an appropriately qualified consultant that demonstrates, to the Council's satisfaction, compliance with the performance outcome.
		AO12.2	Any part of any lot included in a residential zone, the Emerging community zone or the Rural residential zone:- (a) achieves the minimum lot size specified in Column 1 of **Table 9.4.3.3.2 (Minimum lot size and dimensions)** clear of any electricity transmission line easement; (b) is not located within 500m of an existing or planned high voltage transmission grid substation site; (c) is not located within 100m of an existing bulk supply transformer; (d) is not located within 60m of an existing zone transformer; and (e) is not located within any area subject to unacceptable noise, vibration, lighting or odour nuisance from the operation of an existing lawful, adjoining or nearby use.
		AO12.3	Any reconfiguring a lot involving land in a residential zone, the Emerging community zone or the Rural residential zone provides for the number of lots burdened by electrical transmission line easements to be reduced to one.
Services and utilities			
PO13	New lots are provided with infrastructure, services and public utilities, including sewerage, water, electricity and communication services that:- (a) enhance the health, safety and convenience of the community; (b) does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure*;* (c) minimise adverse impacts to the environment (including the amenity of the local area); and (d) minimise risk of failure or damage during a natural hazard event.	**AO13.1**	At no cost to the Council, new lots are provided with and connected to:- (a) electricity, gas (where available) and telecommunications services; Editor's note—**t**he provision of tele-communications infrastructure is regulated in accordance with Federal Government legislation. (b) streetlighting in accordance with the requirements specified in the **Planning scheme policy for development works**; (c) reticulated sewerage where the subdivision is within a sewerage service area. Where the subdivision is not within a sewerage service area, new lots are provided with an area suitable to accommodate an on-site treatment and disposal system that complies with the requirements of the *Plumbing and Drainage Act 2003; and* Note—the sewerage service area is shown on the Plans for Trunk Infrastructure – Wastewater.

Performance outcomes		Acceptable outcomes	
			(d) reticulated water supply where the subdivision is within a water supply service area; Note—the water supply service area is shown on the Plans for Trunk Infrastructure – Water Supply.
		AO13.2	Required network infrastructure and utilities to service the subdivision are provided by way of dedicated road, public reserve or, as a minimum, by way of easements to ensure continued access is available to these services.
		AO13.3	Infrastructure is planned, designed and constructed in accordance with Council's Local Government Infrastructure Plan, and the **Planning scheme policy for development works,** or where applicable, the requirements of the service provider.
Stormwater management infrastructure			
PO14	Development provides for the effective drainage of lots and roads in a manner that:- (a) maintains and restores the natural flow regime; (b) effectively manages stormwater quality and quantity; and (c) ensures no adverse impacts on receiving waters and surrounding land.	**AO14**	No acceptable outcome provided.
PO15	Development achieves sufficient stormwater and water quality outcomes during and after the construction phase.	**AO15**	Stormwater and water quality outcomes comply with the stormwater design objectives of **Table 9.4.3.3.6 (Construction Phase – stormwater management design objectives)** and **Table 9.4.3.3.7 (Post Construction Phase – stormwater management design objectives).**
Landscaping and streetscaping			
PO16	The subdivision provides for appropriate landscaping and streetscaping within proposed road reserves and other public spaces that:- (a) creates a high level of comfort, safety and visual attractiveness; (b) has a design and configuration that provides for ease of maintenance and access; (c) is consistent with the nature and location of the subdivision; and (d) where practicable, retains and integrates existing significant vegetation within the landscaping concept for the proposed subdivision.	**AO16**	No acceptable outcome provided. Editor's note—**Section 9.4.2 (Landscaping code)** includes requirements for the design and construction of landscape elements that will need to be detailed at the operational works approval stage of the proposed subdivision.
Public parks and open space infrastructure			
PO17	Development provides for public parks and open space infrastructure that:- (a) provides for a range of passive and active recreation settings and can accommodate adequate facilities to meet the needs of the community;	**AO17**	No acceptable outcome provided. Editor's note—**Section 9.4.2 (Landscaping code)** includes requirements for the design and construction of landscape elements in public parks and open space infrastructure that will need to be detailed at the operational works approval stage of the proposed subdivision.

Performance outcomes		Acceptable outcomes	
	(b) is well distributed and contributes to the legibility, accessibility and character of the locality; (c) creates attractive settings and focal points for the community; (d) benefits the amenity of adjoining land uses; (e) incorporates appropriate measures for stormwater and flood management; (f) facilitates the retention of native vegetation, waterways, wetlands and other ecologically important areas and natural and cultural features; (g) facilitates the retention or enhancement of ecological corridors and connections to surrounding areas of open space; (h) is cost effective to maintain; and (i) is dedicated as public land in the early stages of the subdivision.		
Waterway esplanades			
PO18	Development involving subdivision including or adjacent to a major waterway provides for continuous public access along the full length of the waterway in addition to any requirement for public park and open space. Editor's note—for the purposes of this code, a major waterway is a waterway identified as being stream order 3 or above.	**AO18**	No acceptable outcome provided.
Fire services in community title developments			
PO19	Hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO19.1** **AO19.2**	Residential streets and common access ways within a common private title should have hydrants placed at intervals of no more than 120 metres and at each intersection. Hydrants may have a single outlet and be situated above or below ground. Commercial and industrial streets and access ways within streets serving commercial properties such as factories, warehouses and offices should be provided with above or below ground fire hydrants at not more than 90 metre intervals and at each street intersection. Above ground fire hydrants should have dual valved outlets.
PO20	Road widths and construction within the development are adequate for fire emergency vehicle to gain access to a safe working area close to dwellings and near water supplies whether or not on-street parking spaces are occupied.	**AO20**	Road access minimum clearances of 3.5 metres wide and 4.8 metres high are provided for safe passage of emergency vehicles.
PO21	Hydrants are suitably identified so that fire services can locate them at all hours.	**AO21**	Hydrants are identified as specified in "Identification of street hydrants for firefighting purposes" available under "Publications on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~?media/busind/techstdpubs/trum/125Amend18.pdf
Additional requirements for lots that are capable of further reconfiguration			

Performance outcomes		Acceptable outcomes	
PO22	New lots that are of a size or shape capable of further reconfiguration are designed so the further reconfiguration will achieve:- (a) sufficient area and dimensions to accommodate the appropriate intended land use; (b) the provision of a safe, efficient and effective infrastructure network; and (c) limited proportions of rear allotments.	**AO22**	The ability to further reconfigure the site is demonstrated by submitting a concept plan that meets the requirements for the applicable zone.

Table 9.4.3.3.2 Minimum lot size and dimensions[11] [12]

Column 1 Zone	Column 2 Minimum lot size (excluding access strips in rear (hatchet) lots)	Column 3 Minimum frontage (metres)	Column 4 Maximum depth to frontage ratio
Low density residential zone	500m² unless otherwise specified.	15	3:1
	2,000m^2 if:- (a) located in Precinct LDR1; or (b) subject to the Fraser and Great Sandy Strait Islands overlay; or (c) not serviced by reticulated water supply or sewerage.	25	3.5:1
Medium density residential zone	800m²	15	4:1
High density residential zone	800m²	20	3:1
Principal centre zone	400m²	Not specified	4:1
District centre zone	400m²	Not specified	4:1
Local centre zone	400m²	Not specified	4:1
Neighbourhood centre zone	400m² if not otherwise specified.	Not specified	4:1
	2,000m^2 if subject to the Fraser and Great Sandy Strait Islands overlay.	30	4:1
Low impact industry zone	1,000m²	20	4:1
	2,000m^2 if subject to the Fraser and Great Sandy Strait Islands overlay.	30	4:1
Medium impact industry zone	2,000m²	30	4:1
High impact industry zone	2,000m²	30	4:1
Waterfront and marine industry zone	4,000m²	40	4:1
Sport and recreation zone	Not specified	Not specified	Not specified
Open space zone	Not specified	Not specified	Not specified
Environmental management and conservation zone	Not specified	Not specified	Not specified
Community facilities zone	Not specified	Not specified	Not specified
Emerging community zone	10ha	100	4:1
Limited development (constrained land) zone	Not specified	Not specified	Not specified
Mixed use zone	800m² unless otherwise specified.	20	3:1
	2,000m^2 if subject to the Fraser and Great Sandy Strait Islands overlay.	30	4:1
Rural zone	100ha	200	4:1
Rural residential zone	2ha unless otherwise specified	60	4:1
	4,000m^2 if located in Precinct RR1	25	3.5:1
	1ha if located in Precinct RR2	40	3.5:1
Specialised centre zone	1,000m²	20	4:1

[11] Note—for land included in the Low density residential zone, Medium density residential zone or Emerging community zone, the minimum lot size and dimension requirements specified in **Table 9.4.3.3.2 (Minimum lot size and dimensions)** may be varied by an approved plan of development.

[12] Note—where **Table 9.4.3.3.2 (Minimum lot size and dimensions)** has not specified a minimum lot size or other dimension, development is required to satisfy Performance Outcome PO3.

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Table 9.4.3.3.3 Design criteria for small residential lots

Column 1 Design element	Column 2 Row lots[13]	Column 3 Narrow lots	Column 4 Small lots
Minimum lot size	200m^2	300m^2	300m^2
Lot width	< 10m	10 – 15m	> 15m
Access	Via laneway with a minimum width of 6m except where orientation of private open space is optimised by having vehicle access via the primary street frontage.	Not specified	In accordance with the Queensland Development Code MP1.1.
Maximum site cover	75%	60%	
Minimum private open space	20m^2 with 4m dimension generally at rear of dwelling.	30m^2 with 5m dimension generally at rear of dwelling.	
Minimum planting	20m^2 with access to deep soil and sky with 12m^2 at primary street frontage.	30m^2 with access to deep soil and sky with 15m^2 at primary street frontage.	
Minimum front setback	(a) 5.5m to garage door and 4m to house wall when single street address provided; and (b) 4m to house wall and 2m to verandah / balcony when vehicle access provided by rear laneway.		
Minimum rear setback	(a) 4m where abutting another residential lot; and (b) 1m to ground storey and 0.5m to first upper storey where adjoining a laneway.		
Minimum side setback	1m where not nominated as built to boundary on the plan of development.		
Minimum parking	(a) 1 covered space; and (b) single garage door only when accessed via primary street frontage.		
Front entry	Pedestrian entry and door visible and accessible from primary street frontage.		
Street surveillance	Minimum 1 living space overlooking the primary street frontage.		
Front fence	(a) Maximum of 1.8m high; and (b) 50% transparent where exceeding 1.2m high.		
Light and air	Buildings that exceed 8m in depth are provided with a courtyard within the building footprint that has a minimum dimension of 2m x 2m.	Not specified.	

Table 9.4.3.3.4 Access strip requirements for rear lots

Column 1 Zone	Column 2 Minimum width of single access strip (metres)	Column 3 Minimum width of combined access strips with reciprocal easement (metres)	Column 4 Minimum driveway width (metres)	Column 5 Maximum driveway length (metres)
Residential zones	5	6 (2x3)	3.5	40
Rural Residential zone	6	6 (2x3)	3.5	60 (for lots up to 1ha) 80 (for lots >1ha)
Rural zone	10	10 (2x5)	4	100

Table 9.4.3.3.5 Minimum width for irregular shaped lots

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Low density residential zone Medium density residential zone	6	10
High density residential zone	10	15

[13] Editor's note—row lots generally provide for narrow attached housing or housing built to both side boundaries. A row lot typically requires rear lane access for on-site car parking so that the street frontage is free of driveways and crossovers.

Column 1 Zone	Column 2 Minimum width measured at site frontage (metres)	Column 3 Minimum width measured 6m from site frontage (metres)
Principal centre zone District centre zone Local centre zone Neighbourhood centre zone Specialised centre zone	6	10
Low impact industry zone	12	20
Medium impact industry zone High impact industry zone	15	25
Waterfront and marine industry zone	20	30
Mixed use zone	10	15
Rural zone Rural residential zone	12	20

Table 9.4.3.3.6 Construction Phase – stormwater management design objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: • ..... Distribute area open for <12 months – 1 in 2 year ARI event; • ..... Distributed area open for 12-24 months – 1 in 5 year ARI event; • ..... Distributed area open for >24 months – 1 in 10 year ARI event; 2. Design capacity excludes minimum 150mm freeboard; and 3. Temporary culvert crossing – minimum 1 in 1 year ARI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time 2. Divert water run-off from undisturbed areas around disturbed areas 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods 4. Implement erosion control methods corresponding to identified erosion risk rating
Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	1. Determine appropriate sediment control measures using: • ..... Potential soil loss; or • ..... Monthly erosivity; or • ..... Average monthly rainfall; 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: • ..... Design storm for sediment basin sizing is 80th% five-day event or similar; 3. Site discharge during sediment basin dewatering: • ..... TSS < 50 mg/L TSS; and • ..... Turbidity not >10% receiving waters turbidity; and • ..... pH 6.5-8.5.
Water quality	Litter and other waste hydrocarbons and other contaminants	1. Avoid wind-blown litter; remove grass pollutants; 2. Ensure there is no visible oil or grease sheen on released waters; 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	1. For peak flow for the 1 year and 100 year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.

Table 9.4.3.3.7 Post Construction Phase – stormwater management design objectives

Climatic region	Design objectives Minimum reductions in mean annual load from unmitigated development (%)				Application
	Total suspended solids (TSS)	**Total Phosphorus (TP)**	**Total nitrogen (TN)**	**Gross pollutants >5 mm**	
Central Queensland (South)	85	60	45	90	Development for urban purposes within population centres greater than 3000 persons.
All	N/A	N/A	N/A	N/A	Catchments contributing to un-lined receiving waterway. Local government may not require compliance if the waterway is degraded. For peak flow for the 1 year ARI event, use co-located storages to attenuate site discharge rate of stormwater.
	Waterway stability management • Limit the peak 1 year ARI event discharge within the receiving waterway to the pre-development peak 1 year ARI event discharge.				

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