

9.3.3. Reconfiguring a lot code

9.3.3.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5 of the planning scheme.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code.

9.3.3.2. Purpose

The purposes of the reconfiguring a lot code are:

- (1) to facilitate the creation of a range of lot sizes which have an appropriate size, shape and slope, to accommodate the intended uses within each zone;
- (2) to facilitate the design of urban neighbourhoods which are compact, well connected with vehicle and pedestrian access and enable the most efficient use of land;
- (3) to facilitate the productive use of natural resources;
- (4) to protect the landscape character and ecological functions of the natural environment; and
- (5) to minimise risks to life and property, associated with hazards.

9.3.3.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) lot reconfiguration results in a pattern of urban development which is broadly sequential, to maximise the efficiency of infrastructure provision and connect to surrounding movement and infrastructure networks¹;
- (2) a variety and mix of lot sizes enable a range of development options to accommodate the preferred uses in each zone;
- (3) lots have suitable areas, dimensions and slope for the intended use, including space for vehicle access and parking, on-site services and recreation, appropriate for the zone;
- (4) lot reconfiguration avoids areas where there is an unacceptable risk from hazards, including flood, storm tide, slope instability and bushfire;
- (5) in urban areas and emerging communities, compact and walkable neighbourhoods are created, which connect to employment nodes, centres, open space, recreational areas, community services and educational opportunities;
- (6) lot reconfiguration does not increase the likelihood of significant land use conflict;
- (7) lot reconfiguration does not result in adverse impacts on natural topography, drainage systems, vegetation, ecological values, ecosystems and cultural heritage features;
- (8) lot reconfiguration does not result in adverse impacts on utility installations, major transport and movement networks, and other important infrastructure;
- (9) street and pathway design maximises opportunities to create landmarks, views and vistas;
- (10) lots are orientated in a way which facilitates the design of buildings that are appropriate for the local climatic conditions;
- (11) infrastructure is provided to new lots in a way which minimises whole of life cycle costs and maximises the use of sustainable technologies;
- (12) public open space is provided in a way which is accessible, safe and integrated with active and passive transport networks;
- (13) streets and roads are designed to maximise convenience and safety for all users.

9.3.3.4. Specific benchmarks for assessment

Table 9.3.3.4.1 — Outcomes for assessable development

Performance outcomes		Acceptable outcomes	Assessment Response
If boundary realignment			
PO1 Boundary realignment:	AO1.1 No additional lots are created by the re-alignment of boundaries.		Complies/Does not comply/Not applicable/ Complies in part XXX

¹ In order to demonstrate compliance with this code, Council may request the preparation of a structure plan for the locality, prepared in accordance with SC7.14. Such a plan may form the basis of a preliminary approval for development in an area.

Performance outcomes	Acceptable outcomes	Assessment Response
(a) does not result in the creation of additional lots; (b) does not create the potential to introduce uses or activities which conflict with the intent of the applicable zone for all or part of the site.	AO1.2 Boundary realignment is contained entirely within a single zone, precinct or sub precinct.	
PO2 All existing connections to water, sewer, electricity and other infrastructure are retained and additional infrastructure connections or augmentation is not required.	AO2.1 Boundary realignment does not require any change to infrastructure or services.	Complies/Does not comply/Not applicable/ Complies in part XXX
PO3 Boundary realignment results in lots which meet the minimum lot area, dimensions and frontage width, applicable to the zone in which the site is located.	AO3.1 The size of the resulting lots complies with the Table 9.3.3.4.2.	Complies/Does not comply/Not applicable/ Complies in part XXX
If reconfiguring a lot associated with a prior related Material Change of Use		
PO4 Lots have a regular shape and consistent dimensions to facilitate the development of the land in accordance with a prior related Material Change of Use, and the lots have sufficient area to provide for: (a) the approved density of development; (b) buildings and structures; (c) usable open space and landscaping;	AO4.1 The lots are designed in accordance with the density of development of a prior related Material Change of Use. AO4.2 The lots have an appropriate size and dimension to cater for the needs of the development including the needs for private lots and communal lots, in accordance with the prior related Material Change of Use.	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes		Acceptable outcomes	Assessment Response																						
(d) ventilation and sunlight for buildings; (e) privacy for residents; (f) suitable vehicle access and on-site parking where required; and (g) any on-site services and infrastructure.																									
All other reconfiguring a lot applications																									
Lot design – general																									
P05 Development included in the table below requires the preparation of a structure plan to accompany the development application.	No acceptable outcome is nominated.		Complies/Does not comply/Not applicable/ Complies in part XXX																						
<table border="1"> <thead> <tr> <th>Zone</th><th>Proposed additional lots in the stage/ development</th><th>Small structure plan</th><th>Large structure plan</th></tr> </thead> <tbody> <tr> <td rowspan="2">All residential category zones</td><td>7 – 15</td><td>✓</td><td></td></tr> <tr> <td>16 or more</td><td></td><td>✓</td></tr> <tr> <td rowspan="2">All centres category zones and all industrial category zones</td><td>5 - 10</td><td>✓</td><td></td></tr> <tr> <td>11 or more</td><td></td><td>✓</td></tr> <tr> <td>All other zones where reconfiguring a lot requires impact assessment</td><td>1 or more</td><td></td><td>✓</td></tr> </tbody> </table>		Zone	Proposed additional lots in the stage/ development	Small structure plan	Large structure plan	All residential category zones	7 – 15	✓		16 or more		✓	All centres category zones and all industrial category zones	5 - 10	✓		11 or more		✓	All other zones where reconfiguring a lot requires impact assessment	1 or more		✓		
Zone	Proposed additional lots in the stage/ development	Small structure plan	Large structure plan																						
All residential category zones	7 – 15	✓																							
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All centres category zones and all industrial category zones	5 - 10	✓																							
	11 or more		✓																						
All other zones where reconfiguring a lot requires impact assessment	1 or more		✓																						
P06 Development which requires a structure plan is undertaken in accordance with the structure plan,	No acceptable outcome is nominated.		Complies/Does not comply/Not applicable/ Complies in part XXX																						

Performance outcomes	Acceptable outcomes	Assessment Response
and the structure plan is prepared in accordance with the requirements of Schedule SC7.14.		
<p>PO7</p> <p>Lot design is well integrated with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> (a) roads, streets, pedestrian and cycle networks; (b) utility installations and other infrastructure networks; (c) open space networks, significant vegetation and habitat areas, waterways and wetlands, and valued biodiversity corridors; (d) connections to centres and employment areas; (e) surrounding landscaping and streetscape treatments; and (f) the interface with established land uses. <p>Editor's note: When assessing the location and design for lot reconfiguration, consideration should be given to the standards for separating conflicting land use specified in Schedule 4 of the planning scheme. Where standards are not specified, a specialist report may be required to demonstrate the suitability of the development.</p>	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX
<p>PO8</p> <p>Lot design:</p> <ul style="list-style-type: none"> (a) protects areas with significant environmental values; (b) appropriately utilises the natural topography of the site as far as practicable and minimises the 	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes		Acceptable outcomes	Assessment Response
need for significant earthworks for future development; (c) avoids crossing or otherwise interfering with natural drainage lines, waterways, wetlands, habitat areas or biodiversity corridors; and (d) retains key site characteristics, landmarks, and places of heritage significance.			
PO9 Lot reconfiguration does not facilitate development which would be visually obtrusive on skylines, headlands or prominent landscape features.		No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX
PO10 Lot reconfiguration does not: (a) increase the likelihood of significant land use conflict; (b) compromise the potential to use adjoining land for its zoned purpose; (c) compromise the use of stock routes; (d) compromise the safe and efficient operation of major transport networks and other major infrastructure networks.		No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX
Lot design - size and dimension			
PO11 Reconfiguration only occurs if it creates lot sizes and dimensions that:		AO11.1 The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2.	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
<ul style="list-style-type: none"> (a) are consistent with the intended character of the zone, precinct or sub-precinct in which the land is located; (b) do not limit or compromise the ability to use rural land for its preferred uses; (c) do not limit or compromise the ability to use industrial zoned land or special purpose zoned land for their preferred uses; (d) protect resources (including potential mining and extractive resources), environmental and landscape values of rural land; (e) protect ground and surface water quality in the rural residential zone; (f) protect areas with significant biodiversity values; and (g) protect areas of high scenic amenity value. 		
<p>PO12 Lots have a regular shape and consistent dimensions to facilitate the efficient development of the land for its intended purpose, and have sufficient area to provide for:</p> <ul style="list-style-type: none"> (a) buildings and structures; (b) usable open space and landscaping (c) ventilation and sunlight for buildings; 	<p>AO12.1 The lots are designed in accordance with the minimum lot sizes and dimensions specified within Table 9.3.3.4.2.</p> <p>AO12.2 All residential lots are able to contain a constraint free rectangular building location envelope, having dimensions no less than nine (9) metres by fifteen (15) metres.</p>	<p>Complies/Does not comply/Not applicable/ Complies in part XXX</p>

Performance outcomes	Acceptable outcomes	Assessment Response
(d) privacy for residents; (e) suitable vehicle access and on-site parking where required; and (f) any on-site services and infrastructure such as effluent disposal areas if required.		
Lot size and dimensions where located in the emerging community zone		
PO13 Reconfiguring in the emerging community zone does not compromise the development potential of the area for urban activities.	AO13.1 Reconfiguring below the minimum lot size specified in Table 9.3.3.4.2 does not occur, unless it is undertaken only to facilitate new urban development which accords with an approved structure plan.	Complies/Does not comply/Not applicable/ Complies in part XXX
PO14 Reconfiguring for new urban development in the emerging community zone: (a) creates attractive, safe and self-contained communities that enable the provision of a choice of housing types; (b) provides convenient access to residential areas, employment areas, community facilities and centres; (c) provides certainty for landowners and residents as to the type and location of future land uses and transport infrastructure; (d) is undertaken in an orderly and sequential manner and avoids sporadic subdivision of land,	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
<p>particularly on small and isolated sites;</p> <p>(e) is provided with the desired infrastructure and services in an efficient and timely manner which minimises whole of life costs;</p> <p>(f) is integrated with the natural environment to minimise impacts on matters of environmental significance and natural hazards; and</p> <p>(g) is designed in a manner which results in an appropriate interface between existing land use or zones that may result in land use conflict.</p> <p>Editor's note: Applicants may refer to SC7.14 for assistance in preparing a structure plan to assist in compliance with this performance outcome.</p>		
Lot design – rear lots		
<p>PO15</p> <p>If the lot reconfiguration results in a rear lot, the resulting lots are designed in a manner which:</p> <p>(a) retains suitable size and dimensions to enable an appropriate use of the lots;</p> <p>(b) provides an appropriate level of amenity for the new lots and adjoining lots;</p> <p>(c) incorporates a direct means of access to the road network for the rear lot;</p>	<p>AO15.1</p> <p>If the lot reconfiguration results in a rear lot, only one (1) rear lot is created.</p> <p>AO15.2</p> <p>If the lot reconfiguration results in a rear lot, all resulting lots comply with the minimum size and dimensions for the location as specified within Table 9.3.3.4.2, and the minimum lot area for the rear lot does not include the area of the access way.</p> <p>AO15.3</p>	<p>Complies/Does not comply/Not applicable/ Complies in part XXX</p>

Performance outcomes	Acceptable outcomes	Assessment Response
<p>(d) incorporates an access for the rear lot which has a sufficient width and design to provide for the following:</p> <ul style="list-style-type: none"> (i) the use of the rear lot; (ii) suitable drainage and flood immunity; and (iii) to enable the implementation of measures to mitigate nuisance to any adjoining sensitive land use due to emissions likely to result from vehicular access; and <p>(e) ensures that infrastructure services to the rear lot can be lawfully and easily constructed, monitored and maintained.</p>	<p>If the lot reconfiguration results in a rear lot, the rear lot does not gain access from the head of a cul-de-sac.</p> <p>AO15.4 No more than two (2) rear lot access ways directly adjoin each other.</p> <p>AO15.5 If the lot reconfiguration results in a rear lot, the access way for the rear lot has a driveway which is immune to a flood inundation event having an annual exceedance probability of ten (10) per cent.</p> <p>AO15.6 If the lot reconfiguration results in a rear lot, the access way for the rear lot contains a driveway that is designed and constructed in accordance with the following:</p> <ul style="list-style-type: none"> (a) if located in a residential category zone, the township zone, any other zone located within an urban setting, or in the rural residential zone (Park Residential Precinct): <ul style="list-style-type: none"> (i) a minimum three (3) metres wide compacted gravel pavement not less than one-hundred (100) millimetres thick and sealed with: <ul style="list-style-type: none"> (A) twenty-five (25) millimetres of asphaltic concrete; or (B) hot sprayed bitumen consisting of a prime and two (2) seal coats; or (C) interlocking pavers; or (ii) a minimum three (3) metres wide reinforced concrete driveway (not car tracks) not less than one-hundred (100) millimetres thick; or (b) if located in the rural zone or rural residential zone (other than Park Residential Precinct): <ul style="list-style-type: none"> (i) a four (4) metres wide all weather gravel pavement; and 	

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>(ii) if the grade of the driveway is steeper than ten (10) per cent at any point, a four (4) metres wide sealed pavement on a six (6) metres wide formation; and</p> <p>(iii) if within twenty (20) metres of an existing dwelling house or other sensitive land use on an adjacent lot, a four (4) metres wide sealed pavement on a six (6) metres wide formation for a distance of at least twenty (20) metres past the extremities of the dwelling house or sensitive land use projected perpendicular from the access way boundary.</p> <p>AO15.7 If the lot reconfiguration results in a rear lot, the access way for the rear lot has a minimum width which complies with the following:</p> <p>(a) if located in a residential category zone, the township zone, or the rural residential zone (Park Residential Precinct): five (5) metres; or</p> <p>(b) if located in an industry category zone: eight (8) metres;</p> <p>(c) if located in the rural residential zone (not within the Park Residential Precinct):</p> <p>(i) eight (8) metres where the access way has a length up to and including fifty (50) metres; or</p> <p>(ii) fifteen (15) metres where the access way has a length greater than fifty (50) metres; or</p> <p>(d) if located in the rural zone: twenty (20) metres; or</p> <p>(e) if located in any other zone: no acceptable outcome is nominated.</p>	
Road and street network		
<p>PO16 The road and street network has a clear hierarchical structure, with roads that are designed and constructed to achieve their function in the network, having regard to:</p>	<p>AO16.1 The roads and streets network is designed in accordance with Schedule SC7.17.</p>	Complies/Does not comply/Not applicable/ Complies in part XXX

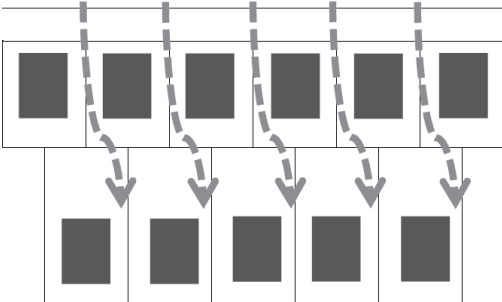
Performance outcomes	Acceptable outcomes	Assessment Response
<ul style="list-style-type: none"> (a) traffic volumes, vehicle speeds and driver behaviour; (b) on street parking; (c) sight distance; (d) provision for public transport routes and stops; (e) provision for pedestrian and cyclist movement, prioritising these where appropriate; (f) provision for waste collection and emergency vehicles; (g) lot access; (h) convenience; (i) public safety; (j) amenity; (k) the incorporation of public utilities and drainage; and (l) street scaping and street furniture. 		
<p>PO17 The road and street network provides for:</p> <ul style="list-style-type: none"> (a) high levels of permeability and connection between places to provide for short travel distances; (b) the convenient and safe movement between local streets and higher order roads; (c) at least two road or street access points to every neighbourhood; (d) the avoidance of the use of access places, unless the slope, 	<p>AO17.1 Road intersections are designed in compliance with Capricorn Municipal Development Guidelines.</p> <p>AO17.2 No more than twenty-five (25) lots are served by any single road access point.</p> <p>AO17.3 Street blocks are generally rectangular and arranged in a modified grid pattern, taking account of topography and minimising cut and fill on steeper land.</p>	<p>Complies/Does not comply/Not applicable/ Complies in part XXX</p>

Performance outcomes	Acceptable outcomes	Assessment Response
shape or location of the site provides no alternative.	<p>AO17.4 Street block lengths do not exceed two-hundred (200) metres. Note: An access place is not regarded as defining the end of a street block.</p> <p>AO17.5 An access place: (a) is straight, with a clear view from the start of the street to the turning head; (b) provides a pedestrian connection from the head of the cul-de-sac to another road, and is a minimum width of ten (10) metres.</p>	
<p>PO18 Road crossings are provided for the safe and efficient movement of pedestrians and cyclists at regular intervals on higher order roads.</p>	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX
<p>PO19 Local streets do not operate as through traffic routes for externally generated traffic (other than for pedestrians, cyclists and public transport).</p>	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX
Road and street design		
<p>PO20 The geometric design features of each type of road and street: (a) convey its primary function for all relevant design vehicle types; (b) have an adequate horizontal and vertical alignment that is not conducive to excessive speeds;</p>	<p>AO20.1 Roads are designed in compliance with Capricorn Municipal Development Guidelines.</p>	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
(c) encourage traffic speeds and volumes to levels commensurate with road hierarchy function; (d) ensure unhindered access by emergency and waste collection vehicles and buses; (e) ensures safe access to lots.		
PO21 Where lot reconfiguration involves the creation of a new street (other than in a rural zone or the rural residential zone), streetscape and landscape treatments are provided which: (a) create an attractive and legible environment with a clear character and identity; (b) use and highlight features of the site such as views, vistas, existing vegetation, landmarks and places of cultural heritage significance; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) assist integration with the surrounding environment; (f) maximise infiltration of stormwater runoff; and (g) minimise maintenance costs through:	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
<ul style="list-style-type: none"> (i) street pavement, parking bays and speed control devices; (ii) street furniture, shading, lighting and utility installations; (iii) retention of existing vegetation; and (iv) on-street planting. 		
PO22 Road access to new lots minimises impacts on the function, vehicle speeds, safety, efficiency and capacity of streets and roads.	AO22.1 Access arrangements are consistent with the characteristics intended for the particular type of road or street specified in the Capricorn Municipal Development Guidelines.	Complies/Does not comply/Not applicable/ Complies in part XXX
Pedestrian and cycle networks		
PO23 A network of bicycle and pedestrian pathways, which is designed to maximise safety, convenience and comfort for users, is provided along higher order roads.	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX
PO24 The alignment of bicycle and pedestrian pathways is designed so that they: <ul style="list-style-type: none"> (a) allow for the retention of trees and other significant features; (b) maximise the visual interest provided by views and landmarks where they exist; (c) are well lit and allow for casual surveillance; 	No acceptable outcome is nominated.	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
(d) do not compromise the operation of or access to other infrastructure services; and (e) are widened at potential conflict points.		
Public transport		
PO25 The road and street network caters for the extension of public transport routes to provide services that are convenient and accessible to the community.	AO25.1 If the lot reconfiguration is within a residential category zone or the emerging community zone, or it results in lots which provide for the development of accommodation activities at a density consistent with a residential category zone, then at least eighty (80) per cent of proposed lots are within four-hundred (400) metres walking distance from a road which is designed and constructed to accommodate buses.	Complies/Does not comply/Not applicable/ Complies in part XXX
Climatic response		
PO26 Lot layout facilitates building design which minimises sun penetration in summer and maximises cooling breezes into buildings.	AO26.1 The long axis of street blocks is oriented generally east-west. AO26.2 Where it is unavoidable that the long axis of a street block cannot be oriented east-west, lots are wider or are aligned at an angle to the street, to enable the longer sides of the building to be oriented to the north and south. AO26.3 Lots are offset to enable breezes to pass between buildings.	Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
	<p>Off-set lots enable cooling breezes between buildings</p>  <p>(x)</p>	
Development near infrastructure and special activities		
<p>PO27</p> <p>Reconfiguring minimises exposure to risks and amenity impacts from major infrastructure and enables the safe and efficient operation of infrastructure.</p>	<p>AO27.1</p> <p>Reconfiguration within one-hundred (100) metres of any trunk gas pipeline does not increase the density of development.</p> <p>AO27.2</p> <p>Where adjoining a high voltage electricity easement (above 11kV), lot design and layout incorporates:</p> <ul style="list-style-type: none"> (a) a vegetated buffer within a distance of twenty (20) metres from the boundary of the electricity transmission line easement; and (b) the orientation of the primary lot frontage away from transmission line easement. <p>AO27.3</p> <p>Lots are designed and oriented to ensure that a habitable building or primary open space areas on each lot can comply with the separation distances set out in Schedule 4.</p>	<p>Complies/Does not comply/Not applicable/ Complies in part XXX</p>

Performance outcomes		Acceptable outcomes	Assessment Response
	AO27.4 Reconfiguring of land for residential purposes does not take place within five-hundred (500) metres of the following: (a) a sewage or waste water treatment plant; (b) a landfill site or major waste transfer station; and (c) major outfall facilities.		
Infrastructure			
PO28 Infrastructure, including roads and streets, water supply, stormwater drainage, sewage disposal, waste disposal, electricity and communication facilities are provided in a manner that: (a) is efficient; (b) is adequate for the projected needs of the development; (c) is adaptable to allow for future infrastructure upgrades; (d) minimises risk of adverse environmental or amenity related impacts; (e) minimises whole of life cycle costs for that infrastructure.	No acceptable outcome is nominated. Editor's note: In the majority of instances, infrastructure is to be provided in accordance with the requirements of the Development Works Code. Noteworthy is that the acceptable outcomes for the provision of infrastructure, as specified in the Development Works Code, are considered to be acceptable assuming that the development is located in a suitable zone which is intended for that development. Although not desirable, should there be a situation where a reconfiguration of a lot results in lot sizes that are below the minimum lot sizes for the zone it is located in (as specified in this code) and the intended land use for the lots are different from that which is preferred for the zone it is located in, then the appropriateness of infrastructure is to be determined by an assessment against the relevant performance outcomes. It is likely that development for urban activities will in the majority of instances require the provision of infrastructure to a standard expected for development in urban zones.		Complies/Does not comply/Not applicable/ Complies in part XXX
Parks and open Space			
Editor's note—Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishment to existing parks or recreational corridors to meet the development's demand, or as part of an infrastructure partnership agreement.			
PO29 Neighbourhood design and lot layout provides a balanced variety of park types, including:	AO29.1 Open space is provided in accordance with the rates and desired standards of service contained in Schedule SC7.9 and Part 4 of this planning scheme.		Complies/Does not comply/Not applicable/ Complies in part XXX

Performance outcomes	Acceptable outcomes	Assessment Response
<p>(a) small local parks, which are designed to:</p> <ul style="list-style-type: none"> (i) provide a small open space setting for adjoining dwellings; (ii) incorporate and retain existing natural features; and (iii) incorporate landscaping to assist in creating neighbourhood identity and way finding; and <p>(b) neighbourhood parks, which are designed to:</p> <ul style="list-style-type: none"> (i) be centrally located; (ii) support the local community's recreational needs; and (iii) provide opportunities for community and special events; and <p>(c) lineal or corridor parks, which are designed to:</p> <ul style="list-style-type: none"> (i) connect with existing or planned open space in the locality; (ii) incorporate pedestrian and cycle paths; (iii) protect significant natural features; (iv) convey stormwater; and (v) provide for other recreational needs when not flooded; and <p>(d) natural parkland areas which:</p>		

Performance outcomes	Acceptable outcomes	Assessment Response
<ul style="list-style-type: none"> (i) retain locally significant wetlands, remnant vegetation and habitat for fauna; (ii) continue ecological corridors and linkages to areas outside of the neighbourhood; and (iii) maintain important landscape and visual quality values. 		
<p>PO30</p> <p>Neighbourhood design and lot layout provides for safe and secure, well distributed and located parkland that:</p> <ul style="list-style-type: none"> (a) provides a clear relationship between the public realm and adjoining land uses through treatment including alignment, fencing and landscaping; (b) enhances the area's local identity and landscape amenity; (c) provides for a range of recreational opportunities to meet community needs; (d) forms a linkage to existing parkland or habitats; (e) respects and retains existing natural elements; and (f) protects biodiversity values and features. 	<p>No acceptable outcome is nominated.</p> <p>Editor's note: To address community safety, emphasis should be given to elements of crime prevention through environmental design described in the Crime Prevention Through Environmental Design (CPTED) Guidelines for Queensland.</p>	<p>Complies/Does not comply/Not applicable/ Complies in part XXX</p>
Hazards		
<p>PO31</p> <p>Reconfiguration of a lot avoids creating unacceptable risk to human safety, property and the environment</p>	<p>No acceptable outcome is nominated.</p>	<p>Complies/Does not comply/Not applicable/ Complies in part XXX</p>

Performance outcomes	Acceptable outcomes	Assessment Response
<p>due to natural hazards and contaminated land.</p> <p>Editor's note: Not all areas of the planning scheme area (which may be subject to risk from natural hazards) are identified by overlays. Determination of potential hazards and constraints should be undertaken through the development application process and appropriate analysis of the site and surrounding area.</p> <p>Editor's note: Where contamination is suspected (for example former cattle dip yards, industrial sites, landfill, areas of unexploded ordnances and the like), applicants may be requested to provide a preliminary contamination report when for residential, rural residential or emerging community zone subdivisions.</p>		

Table 9.3.3.4.2 — Minimum lots sizes and dimensions

Zone	Specific location	Minimum lot area	Minimum lot frontage and lot width	Maximum lot width to depth ratio
Centre category zones				
Neighbourhood centre zone	All locations within the zone		25 metres	1:3
Local centre zone	All locations within the zone	1,000 square metres	25 metres	1:3
District centre zone	All locations within the zone	1,000 square metres	25 metres	1:3
Major centre zone	All locations within the zone	1,000 square metres	25 metres	1:3
Environmental category zone				
Environmental management and conservation zone	All locations within the zone	150 hectares	No minimum frontage specified.	N/A

Zone	Specific location	Minimum lot area	Minimum lot frontage and lot width	Maximum lot width to depth ratio
Industry category zones				
Low impact industry zone	All locations within the zone	1,000 square metres	25 metres	1:3
Medium impact industry zone	All locations within the zone	5,000 square metres	50 metres	1:3
Other category zones				
Community facilities zone	All locations within the zone	1,000 square metres	25 metres	1:3
Emerging community zone	All locations within the zone	10 hectares	200 metres	1:3
Limited development zone	All locations within the zone	60 hectares	450 metres	1:3
Rural zone	If within the Capricorn Coast Rural Precinct	10 hectares	200 metres	N/A
	If not within the Capricorn Coast Rural Precinct but entirely within Class A and Class B Agricultural Land	60 hectares	450 metres	N/A
	Elsewhere	150 hectares	750 metres	N/A
Rural residential zon	If within the Park Residential Precinct	4,000 square metres	40 metres	1:3
	If not within the Park Residential Precinct	2 hectares	80 metres	1:3
Special purpose zone	All locations within the zone	2,000 square metres	30 metres	N/A
Specialised centre zone	All locations within the zone	2,000 square metres	30 metres	1:3
Township zone	All locations within the zone	4,000 square metres	40 metres	1:3
Recreation category zones				

Zone	Specific location	Minimum lot area	Minimum lot frontage and lot width	Maximum lot width to depth ratio
Open space zone	All locations within the zone	No minimum lot area specified.	No minimum frontage specified.	N/A
Sport and recreation zone	All locations within the zone	No minimum lot area specified.	No minimum frontage specified.	N/A
Residential category zones				
Low density residential zone	All locations within the zone	600 square metres	20 metres	1:3
Low-medium density residential zone	All locations within the zone	300 square metres	10 metres	1:3
Medium density residential zone	All locations within the zone	1,000 square metres	25 metres	1:3
Tourism category zones				
Major tourism zone	If located within the Capricorn International Resort Precinct	150 hectares	No minimum frontage specified.	N/A
	If it is located within: (1) the Great Keppel Island Precinct; and (2) the following sub-precincts: (a) the Accommodation Sub-precinct; or (b) the utilities sub-precinct; or (c) the Village Centre Sub-precinct.	1,000 square metres	25 metres	1:3
	If it is located within: (1) the Great Keppel Island Precinct; and (2) the following sub-precincts: (a) the Resort Complex Sub-precinct; or	10 hectares	200 metres	N/A

Zone	Specific location	Minimum lot area	Minimum lot frontage and lot width	Maximum lot width to depth ratio
	(b) the Tourist Park Sub-precinct.			