|  |
| --- |
| **Table 7.2.3.7.2.1 Requirements for accepted development - Reconfiguring a lot code - Town centre precinct** |

|  |  |  |  |
| --- | --- | --- | --- |
| **Requirements for accepted development** | | **E Compliance**   * **Yes** * **No** | **Council confirmation** |
| **General requirements** | | | |
| **Boundary realignment** **for developable and developed lots only** | |  |  |
| **RAD1** | Lots created by boundary realignment:   1. contain all service connections to water, sewer, electricity and other infrastructure wholly within the lot they serve; 2. have constructed road access; 3. do not require additional infrastructure connections or modification to existing connections. 4. do not result in the creation of any additional lots; |  |  |
| **RAD2** | Boundary realignment does not result in existing land uses on-site becoming non-complying with planning scheme criteria.   |  | | --- | | Note - examples may include but are not limited to:   1. minimum lot size requirements; 2. minimum or maximum required setbacks 3. parking and access requirements; 4. servicing and Infrastructure requirements; 5. dependant elements of an existing or approved land use being separately titled, including but not limited to:    1. Where premises are approved as Multiple dwelling([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448163)) with a communal open space area, the communal open space cannot be separately titled as it is required by the Multiple dwelling([49](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448163)) approval.    2. Where a commercial or industrial land use contains an ancillary office([53](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448276)), the office([53](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e448276)) cannot be separately titled as it is considered part of the commercial or industrial use.    3. Where a Dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447512)) includes a secondary dwelling or associated outbuildings, they cannot be separately titled as they are dependent on the Dwelling house([22](http://consult.moretonbay.qld.gov.au/portal/mbrcpsv3?pointId=s1332743658181#target-d60239e447512)) use. | |  |  |
| **RAD3** | For developed lots, resulting lots comply with the following minimum lot sizes and dimensions:   |  |  |  |  | | --- | --- | --- | --- | | **Precinct** | **Area** | **Frontage** | **Depth** | | Urban living precinct | - | 7.5m | 25m | | Town centre precinct | 1000m2 | 40m | - | | Enterprise and employment precinct | 1000m2 | 40m | - | | Green network precinct | - | - | - | |  |  |
| **RAD4** | For developable lots, resulting lots comply with the minimum lot size requirement of 20 hectares. |  |  |
| **RAD5** | No new boundaries are located within 2m of High Value Areas as identified in Overlay map - Environmental areas. |  |  |
| **RAD6** | Boundary realignment does not result in the clearing of any Habitat trees. |  |  |