


6.3.3 Reconfiguring a Lot

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Note – Where applicable, a minimum lot size is prescribed in the relevant zone code.

Table 6.3.3 – Standard Outcomes for Reconfiguring a Lot

| 15. Reconfiguring a Lot | |
|---|---|
|  | Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance. |
| SO1 | Reconfiguring a Lot does not result in a lot being located in more than one zone. |
| SO2 | Reconfiguring a Lot ensures that uses/buildings and their associated infrastructure are all contained within the same lot. |
| SO3 | Reconfiguring a Lot, involving subdivision or a boundary realignment, does not necessitate the creation of a new access easement. |
| SO4 | <p>The creation of a new lot boundary, or the alteration of an existing lot boundary, does not result in:</p> <ul style="list-style-type: none"> (a) an existing building becoming non-compliant with the Standard Outcomes applicable to the building under this planning scheme; or (b) where an existing building presently does not comply with the Standard Outcomes applicable to the building under this planning scheme, the boundary realignment does not increase the severity of the non-compliance. <p>Note – As an example to aid in the interpretation of paragraph (b), if a building was required by the Standard Outcomes of this planning scheme to be <u>setback</u> a minimum of three (3) metres from a boundary and was current <u>setback</u> two (2) metres from this boundary, moving the boundary closer to the building as part of a boundary realignment would increase the severity of the non-compliance as discussed in paragraph (b).</p> |
| SO5 | No more than one <u>rear lot</u> is created behind any lot with a road frontage. |
| SO6 | <p>An <u>access handle</u> for a <u>rear lot</u> do not adjoin an <u>access handle</u> of another <u>rear lot</u> on more than one side.</p> <p>Note – SO6 is intended to avoid more than two (2) <u>access handles</u> fronting a road without being separated by a lot that is not a <u>rear lot</u>.</p> |
| SO7 | <p>The <u>access handle</u> of a <u>rear lot</u> is a minimum of width of:</p> <ul style="list-style-type: none"> (a) four (4) metres where in the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i>; or (b) six (6) metres otherwise. |
| SO8 | The maximum length of a cul-de-sac or other form of terminating street is 100 metres. |



15. Reconfiguring a Lot (continued)

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO15.1 to MO15.13 (15. Reconfiguring a Lot theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO9

Subdivisions:

- (a) are designed in a manner that promotes community cohesion;
- (b) are designed in a manner that promotes community diversity;
- (c) provide for improved community access to the coastline, waterways and other prominent natural areas;
- (d) provide for the efficient movement of pedestrians and vehicles within the local area;
- (e) promote a lower speed of vehicular travel in residential areas to improve resident safety;
- (f) are designed to aid navigation and develop distinct local character; and
- (g) are designed to provide for the buffering of incompatible land uses and activities.

Note – Planning Scheme Policy 1 - Torres Shire Design Guideline provides guidance in demonstrating compliance with the above design principles.