

Table Part A—Low, Character and Low-medium density residential zones ⁽¹⁾

| Zone | | Reconfiguration of a lot | | | | | | | | | | | Lots to contain minimum rectangle dimension (m) | | | | |
|---|-------------------|---|--------------------|--------------------|-------------------------------|-------------------|-------|------------------------------------|-----------------------|--|-------|-------------------|---|----------|-------|--------------------------|--------------------------|
| Zone | Zone precinct | Minimum lot size (m ²) ⁽²⁾ | | | Minimum average lot width (m) | | | Minimum lot size (m ²) | | Minimum average width AND frontage (m) | | | | Standard | Rear | Small ≥400m ² | Small <400m ² |
| | | Standard | Rear | Small | Standard | Rear | Small | Small | Rear | Small ⁽³⁾ | Small | Rear | Small ⁽⁴⁾ | | | | |
| Low density residential | N/A | 450 | 600 ⁽⁵⁾ | 400 ⁽⁶⁾ | 15 | 15 ⁽⁷⁾ | 10 | 300 ⁽⁸⁾ | 400 ⁽⁵⁾⁽⁸⁾ | 7.5 | 7.5 | 10 ⁽⁷⁾ | 7.5 | 14x20 | 14x20 | 9x15 | 6x15 |
| Character residential ⁽⁹⁾ | Character | 450 | 600 ⁽⁵⁾ | N/A | 15 | 15 ⁽⁷⁾ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | 14x20 | 14x20 | N/A | N/A |
| | Infill housing | 450 | 600 ⁽⁵⁾ | N/A | 15 | 15 ⁽⁷⁾ | 10 | 300 | 400 ⁽⁵⁾ | 7.5 | 7.0 | 10 ⁽⁷⁾ | 7.0 | 14x20 | 14x20 | 9x15 | 6x15 |
| Low-medium density residential ⁽⁹⁾ | 2 storey mix | 450 | 600 ⁽⁵⁾ | N/A | 15 | 15 ⁽⁷⁾ | 10 | 260 | 350 ⁽⁵⁾ | 7.5 | 7.0 | 10 ⁽⁷⁾ | 7.0 | 14x20 | 14x20 | 9x15 | 6x15 |
| | 2 or 3 storey mix | 450 | 600 ⁽⁵⁾ | N/A | 15 | 15 ⁽⁷⁾ | 10 | 260 | 350 ⁽⁵⁾ | 7.5 | 7.0 | 10 ⁽⁷⁾ | 6.5 | 14x20 | 14x20 | 9x15 | 6x15 |
| | Up to 3 storeys | 450 | 600 ⁽⁵⁾ | N/A | 15 | 15 ⁽⁷⁾ | 10 | 180 | 350 ⁽⁵⁾ | 7.5 | 6.5 | 10 ⁽⁷⁾ | 6.0 | 14x20 | 14x20 | 9x15 | 6x15 |

Table Part B—Emerging community zone⁽¹⁾⁽⁸⁾

| Average lot size (m ²) ⁽¹⁰⁾ | Minimum lot size (m ²) ⁽¹¹⁾ | | Minimum average lot width (m) | | | | | | Lots to contain minimum rectangle dimension (m) | | | |
|--|--|--------------------|-------------------------------|-----------------------|--------------------------|--|--|----------------------------|---|-------|--------------------------|--------------------------|
| | Standard | Rear | Standard | Rear | Small ≥400m ² | Small <400m ² ⁽¹²⁾⁽¹³⁾ | Small <400m ² ⁽¹³⁾⁽¹⁴⁾ | Small rear ⁽¹³⁾ | Standard | Rear | Small ≥400m ² | Small <400m ² |
| 350 | 450 | 600 ⁽⁵⁾ | 15 ⁽¹¹⁾ | 15 ⁽⁷⁾⁽¹¹⁾ | 10 | 7.5 | 6.0 | 10 ⁽⁷⁾ | 14x20 | 14x20 | 9x15 | 6x15 |

Notes applying to Table Part A and Table Part B -

⁽¹⁾ The table provides minimum lot size and dimension information and does not amend the level of assessment. Consult the Level of assessment tables in Part 5 for applicable levels of assessment

⁽²⁾ Minimum lot size includes land area necessary for dedication such as truncations and easements as required by this code or other codes which may result in a smaller lot size.

⁽³⁾ Small lots adjoining the side boundary of a lot on 400m² or greater, where the lot contains an existing dwelling house.

⁽⁴⁾ Small lots not adjoining the side boundary of a lot 400m² or greater and the lot has vehicle access from the rear of the lot.

⁽⁵⁾ The minimum lot size area excludes any area for an access way.

⁽⁶⁾ [Small lots](#) less than 400m² are possible where the average lot size is 400m² or greater and no lot is smaller than 350m². However this is not applicable to a rear lot and does not supersede the minimum average width requirements.

⁽⁷⁾ A rear lot access way minimum width is 3.5m.

⁽⁸⁾ Where located within 200m or less walking distance of land in the Centre zone category.

⁽⁹⁾ Where located within a Neighbourhood character overlay code, the code may vary the minimum lot size.

⁽¹⁰⁾ The average lot size is calculated on the number of lots 900m² or less that are intended for a dwelling house.

⁽¹¹⁾ Any lot for residential purposes smaller than these minimum lot sizes or lot average widths is a small lot for the purposes of this table.

⁽¹²⁾ Where the lot adjoins the side boundary of any lot ≥400m² and intended for a dwelling house; the nominated average lot width is also the minimum lot frontage.

⁽¹³⁾ The nominated average lot width is also the minimum lot frontage.

⁽¹⁴⁾ Where the lot adjoins the side boundaries of lots <400m² and intended for a dwelling house.