

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	Standard	Rear	Small	Small	Rear	Small ⁽³⁾	Small	Rear	Small ⁽⁴⁾	Standard	Rear	Small ≥400m ²	Small <400m ²
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				14x20	14x20	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.