

## 6.2.19 Township Zone Code



### 6.2.19.1 Application

This code applies to development:

- (1) within the Township Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Township Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

### 6.2.19.2 Purpose and Overall Outcomes

- (1) The purpose of the Township Zone is to provide for:
  - (a) small to medium urban areas in a rural area; and
  - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
  - (c) tourist attractions and short-term accommodation, if appropriate for the area.

*Editor's Note - In accordance with section 6 of the Regulation, the purpose statement has been changed and took effect on the commencement date.*

- (2) The purpose of the **Township Zone (Where no precinct applies)** will be achieved through the following overall outcomes:
  - (a) **Development:**
    - (i) facilitates a mix of low scale convenience retail, commercial, residential and limited community uses;
    - (ii) supports the needs of the township and its immediate rural or rural residential catchment;
    - (iii) contributes to place making and provides a high level of streetscape amenity;
    - (iv) maintains the existing traditional rural village and historical character;
  - (b) **Land uses:**
    - (i) include a range of low scale *commercial* and *community services activities* that supports the needs of the township and its immediate rural and/or rural residential catchment;
    - (ii) include *low density residential activities* including *Community residences, Dual occupancies, Dwelling houses, Dwelling units*, small scale and low intensity *Residential care facilities* and *Retirement facilities* (where involving 10 bedrooms or less) and *Home based businesses*;
    - (iii) include *Short-term accommodation, Tourist attractions* and *Tourist park* to meet the needs of the travelling public;
    - (iv) include low impacting *industrial activities* limited to *Bulk landscape supplies, Low impact industry, Transport depot* and *Warehouse* where not detracting from the amenity of adjacent land in a *residential zone*;
    - (v) do not include *Shopping centres* or *Shops* that support higher-order retailing including *department stores, discount department stores, full-line supermarkets* or *Showrooms*, which are intended to occur in the larger centres of the centre hierarchy;

(vi) are limited to:

(A) the uses listed as a consistent use in column 1 of **Table 6.2.19.2.1 - Consistent Uses and Potentially Consistent Uses in the Township Zone (Where no precinct applies)** to occur;

(B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.19.2.1 - Consistent Uses and Potentially Consistent Uses in the Township Zone (Where no precinct applies)** to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity;

(vii) where not listed in **Table 6.2.19.2.1 Consistent Uses and Potentially Consistent Uses in the Township Zone (Where no precinct applies)** are inconsistent uses and are not intended to occur in the zone;

**(c) Character:**

- (i) is small historical settlements with a 'main street' focus surrounded by rural or rural residential areas;
- (ii) is a predominately low rise and low scale mixed-use setting where rural township character is maintained through the retention of traditional or heritage design elements;
- (iii) where located along Leach Road in Tamborine, *commercial activities* and *community services activities* address and obtain access from Leach Road;

**(d) Built form:**

- (i) is low scale, low rise and compatible with the building height of nearby development;
- (ii) enhances the streetscape character of the township by:
  - (A) locating buildings close to the street;
  - (B) locating and designing buildings to address the street and public spaces;
  - (C) locating on-site car parking behind and/or to the side of buildings; and
  - (D) designing attractive building facades;
- (iii) is designed to ensure outdoor storage, utility, service and loading areas are screened from public view to maintain the amenity of the street and public spaces, and adjacent land in a *residential zone*;
- (iv) is designed to not detract from the amenity of nearby land in a *residential zone*; and
- (v) retains the township's existing traditional rural village or historical character by incorporating design elements found in existing traditional buildings such as roof form, use of materials, scale and setbacks.

**(e) Lot design:**

- (i) ensures lots have an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone;
- (ii) where outside a reticulated sewerage service catchment, provides sufficient area for onsite wastewater disposal.

**Table 6.2.19.2.1 - Consistent Uses and Potentially Consistent Uses in the Township Zone (Where no precinct applies)**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Commercial Activities</b>	
<i>Adult store</i> <i>Agricultural supplies store</i> <i>Bar</i> <i>Car wash</i> <i>Food and drink outlet</i> <i>Function facility</i> <i>Funeral parlour</i> <i>Garden centre (where TUA does not exceed 250m<sup>2</sup>)</i>	<i>Garden centre*</i> <i>Hardware and trade supplies*</i> <i>Hotel</i> <i>Shop (where not involving a department store, discount department store or full-line supermarket)</i> <i>Shopping centre (where not involving a department store, discount department store or full-line supermarket)</i>

<p>Hardware and trade supplies (where GFA does not exceed 250m<sup>2</sup>)</p> <p>Health care service</p> <p>Market</p> <p>Office</p> <p>Outdoor sales</p> <p>Parking station</p> <p>Service industry</p> <p>Service station</p> <p>Shop (where not exceeding 250m<sup>2</sup> GFA)</p> <p>Shopping centre (where each tenancy does not exceed 250m<sup>2</sup> GFA)</p> <p>Theatre</p> <p>Veterinary service</p>	
<b>Tourism Activities</b>	
<p>Short-term accommodation</p> <p>Tourist attraction</p> <p>Tourist park</p>	
<b>Community Services Activities</b>	
<p>Child care centre</p> <p>Club</p> <p>Community care centre</p> <p>Community use</p> <p>Educational establishment</p> <p>Emergency services</p>	<p>Place of worship</p>
<b>Infrastructure Activities</b>	
<p>Major electricity infrastructure (where proposed as underground infrastructure)</p> <p>Substation</p> <p>Telecommunications facility</p> <p>Utility installation (where involving minor utility installation)</p>	<p>Major electricity infrastructure *</p>
<b>Industrial Activities</b>	
<p>Low impact industry</p> <p>Transport depot</p> <p>Warehouse</p>	<p>Bulk landscape supplies</p>
<b>Recreational Activities</b>	
<p>Indoor sport and recreation</p> <p>Park</p>	
<b>Residential Activities</b>	
<p>Community residence</p> <p>Dual occupancy (on a minimum site area of 1,000m<sup>2</sup> where connected to the reticulated sewerage network, otherwise a minimum site area of 4,000m<sup>2</sup>)</p> <p>Dwelling house</p> <p>Dwelling unit</p> <p>Home based business (if not involving Industrial activities other than <i>minor industrial activities</i>)</p> <p>Residential care facility (if involving 10 bedrooms or less)</p> <p>Retirement facility (involving 10 bedrooms or less)</p>	<p>Dual occupancy*</p> <p>Residential care facility*</p> <p>Retirement facility*</p>

\* other than as specified in column 1

(3) The purpose of the **Township Zone - Township Residential Precinct** will be achieved through the following overall outcomes:

(a) **Development:**

- (i) facilitates low density residential living on large lots;
- (ii) protects the high level of residential amenity and privacy expected in the zone;

(b) **Land uses:**

- (i) predominantly consist of *Dwelling houses* and *Home based businesses*;
- (ii) include *Dual occupancies*, only where development:
  - (A) is consistent with the low density residential character of the zone;
  - (B) is located on large lots; and
  - (C) has the appearance of a single dwelling when viewed from the street;
- (iii) include small scale and low intensity *Residential care facility* (where involving 10 bedrooms or less) and *Retirement facility* (where involving 10 bedrooms or less) that:
  - (A) are compatible with the character of the zone;
  - (B) complements the height and scale of adjoining development; and
  - (C) are located in areas that are well serviced and are highly accessible;
- (iv) include small scale *community services activities* that meets the needs of nearby residents and where they do not compromise the amenity and character of the precinct;
- (v) does not include *commercial or industrial activities*;
- (vi) include:
  - (A) the uses listed as a consistent use in column 1 of **Table 6.2.19.2.2 - Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct** to occur;
  - (B) the uses listed as a potentially consistent use in column 2 of **Table 6.2.19.2.2 - Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct** to occur only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity;
- (vii) where not listed in **Table 6.2.19.2.2 Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct** are inconsistent uses and are not intended to occur in the zone;

(c) **Character consists of:**

- (i) low density residential living on large lots;
- (ii) a low rise and low intensity residential setting that has a high level of amenity and privacy;

(d) **Built form:**

- (i) is small scale;
- (ii) is low-rise and compatible with the building height of nearby residential development;
- (iii) enhances the streetscape character of the area by setting buildings back from the street frontage;
- (iv) has a residential appearance and complements surrounding development;
- (v) where involving a *Residential care facility* and *Retirement facility*, are designed to ensure that the interface of the development with adjacent buildings are complementary in terms of height, scale and intensity;
- (vi) where involving *Dual occupancy* has the appearance of a single dwelling when viewed from the street;

(e) **Lot design:**

- (i) supports low density residential living on large lots;
- (ii) where outside a reticulated sewerage service catchment, provides sufficient area for onsite wastewater disposal; and
- (iii) complies with the standards in **Table 9.4.6.3.2 - Minimum Lot Size and Design**.

**Table 6.2.19.2.2 - Consistent Uses and Potentially Consistent Uses in the Township Zone - Township Residential Precinct**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential Activities</b>	
<i>Community residence</i> <i>Dual occupancy</i> (on a 1,000m <sup>2</sup> or greater lot where connected to the reticulated sewerage network, otherwise on a 4,000m <sup>2</sup> or greater lot) <i>Dwelling house</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i> ) <i>Residential care facility</i> (where involving 10 bedrooms or less) <i>Retirement facility</i> (where involving 10 bedrooms or less)	<i>Dual occupancy*</i> <i>Residential care facility*</i> <i>Retirement facility*</i>
<b>Community Services Activities</b>	
<i>Child care centre</i> (where obtaining access from a higher order road) <i>Club</i> (if not involving a liquor licence) <i>Community care centre</i> <i>Community use</i> <i>Emergency services</i>	
<b>Infrastructure Activities</b>	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (if involving <i>minor utility installation</i> )	<i>Major electricity infrastructure *</i>
<b>Rural Activities</b>	
<i>Animal keeping</i> (where low impact and small scale)	
<b>Recreational Activities</b>	
<i>Park</i>	
<b>Tourism Activities</b>	
<i>Short term accommodation</i> (where involving a holiday home)	

\* other than as specified in column 1

### 6.2.19.3 Assessment Benchmarks

**Table 6.2.19.3.1—Accepted and Assessable Development – Township Zone - Where no precinct applies**

Performance Outcomes	Acceptable Outcomes												
<b>Setbacks</b>													
<b>PO1</b> Building setbacks: (1) contribute to the streetscape character; (2) assist in the protection of the amenity of adjacent land in a residential zone; and (3) allow for access and landscaping around the building.  <i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i>	<b>AO1</b> Building setbacks are as follows: <table border="1" style="margin-top: 10px;"> <thead> <tr> <th>Setback</th> <th>Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for residential activities</td> <td>6m</td> </tr> <tr> <td>Street frontage for other uses</td> <td>0m (Maximum 1.5m)</td> </tr> <tr> <td>Side and rear</td> <td> <table border="1" style="display: inline-table; vertical-align: middle;"> <thead> <tr> <th>Building Height</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td style="width: 50px;"> </td> <td style="width: 50px;"> </td> </tr> </tbody> </table> </td> </tr> </tbody> </table>	Setback	Minimum Distances Measured in Metres (m)	Street frontage for residential activities	6m	Street frontage for other uses	0m (Maximum 1.5m)	Side and rear	<table border="1" style="display: inline-table; vertical-align: middle;"> <thead> <tr> <th>Building Height</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td style="width: 50px;"> </td> <td style="width: 50px;"> </td> </tr> </tbody> </table>	Building Height	Setback		
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Performance Outcomes	Acceptable Outcomes		
	boundary	Up to 4.5m	1.5m
		For that part between 4.5m – 7.5m	2m
		For that part 6m exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m
<p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails</i></p>			
Height			
<p><b>PO2</b> Development is of a height that: (1) is low-rise; and (2) does not impact on the amenity of adjacent land in a residential zone.</p>	<p><b>AO2</b> Development height does not exceed 2 storeys and a maximum height of 8.5m.</p>		

**Table 6.2.19.3.2 — Assessable Development – Township Zone - Where no precinct applies**

Performance Outcomes	Acceptable Outcomes		
Built Form and Urban Design			
<p><b>PO1</b> Development presents an attractive frontage to all streets and public spaces and enhances the character of the zone through: (1) ensuring buildings address the street and public spaces; (2) ensuring buildings are visually interesting through variation to the external appearance; (3) providing opportunities for casual surveillance; and (4) clearly defined building entrances.</p>	<p><b>AO1.1</b> Buildings are designed to address the street and public spaces.</p>		
	<p><b>AO1.2</b> Buildings achieve visual interest through variation in: (1) colour, patterns, textures and building materials; and (2) parapet design or roof form.</p>		
	<p><b>AO1.3</b> Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.</p>		
	<p><b>AO1.4</b> Building entrances are clearly visible from the street.</p>		
<p><b>PO2</b> Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings.</p>	<p><b>AO2</b> No Acceptable Outcome is prescribed.</p>		
<p><b>PO3</b> Buildings are designed to retain the historical or traditional rural village character by using design elements found in existing traditional buildings, including:</p>	<p><b>AO3</b> No Acceptable Outcome is prescribed.</p>		

Performance Outcomes	Acceptable Outcomes
(1) similar roof form or parapet design; (2) use of complementary materials, colours, patterns and textures; (3) similar bulk and scale; and (4) little to no front boundary setback.	
<b>PO4</b> Development involving <i>commercial activities</i> and <i>community services activities</i> located along Leach Road in Tamborine, address and obtain access from Leach Road.	<b>AO4</b> No Acceptable Outcome is prescribed.
<b>Amenity</b>	
<b>PO5</b> Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) land in an adjacent <i>residential zone</i> .	<b>AO5</b> No Acceptable Outcome is prescribed.
<b>PO6</b> Development: (1) does not detract from the amenity of adjoining land in a <i>residential zone</i> ; and (2) affords privacy to adjoining land in a <i>residential zone</i> .	<b>AO6</b> Where adjoining land in a <i>residential zone</i> : (1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i> .
<b>Land Uses</b>	
<b>PO7</b> <i>Industrial activities</i> are of a low intensity and do not detract from the character and amenity of the <i>township</i> .	<b>AO7</b> No Acceptable Outcome is prescribed
<b>Reconfiguration of a Lot</b>	
<b>PO8</b> Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.	<b>AO8</b> Reconfiguring a lot complies with the standards in <b>Table 9.4.6.3.2 - Minimum Lot Size and Design</b> .

**Table 6.2.19.3.3—Accepted and Assessable Development - Township Zone - Township Residential Precinct**

Performance Outcomes	Acceptable Outcomes
<b>Setbacks</b>	

Performance Outcomes	Acceptable Outcomes																
<p><b>PO1</b> Setbacks: (1) assist in the protection of the low density residential character of the zone; (2) contribute to streetscape character; (3) assist in the protection of residential amenity and privacy to adjoining premises; (4) minimise nuisance to adjoining residences; and (5) allow for access and landscaping around the building.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p><b>AO1</b> Setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th colspan="2" style="background-color: #d3d3d3;">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td>Street frontage for <i>residential activities</i></td> <td colspan="2">6m</td> </tr> <tr> <td rowspan="3">Side and rear boundaries</td> <th style="background-color: #d3d3d3;">Building Height</th> <th style="background-color: #d3d3d3;">Setback</th> </tr> <tr> <td>Up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>For that part between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>For that part exceeding 7.5m</td> <td colspan="2">an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails</i></p>	Setback	Minimum Distances Measured in Metres (m)		Street frontage for <i>residential activities</i>	6m		Side and rear boundaries	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2m	For that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
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<b>Height</b>																	
<p><b>PO2</b> Development is of a height that: (1) is low rise; and (2) compatible with the height of nearby residential development.</p>	<p><b>AO2</b> Development does not exceed 2 storeys and a maximum height of 8.5m.</p>																

**Table 6.2.19.3.4—Assessable Development - Township Zone - Township Residential Precinct**

Performance Outcomes	Acceptable Outcomes
<b>Built Form and Urban Design</b>	
<p><b>PO1</b> Non-residential development has a residential appearance and is designed to complement the surrounding built form and character of the zone through the use of: (1) similar design elements; (2) similar roof form and pitch; and (3) complementary materials, colours, patterns and textures.</p>	<p><b>AO1</b> No Acceptable Outcome is prescribed.</p>
<b>Land Uses</b>	
<p><b>PO2</b> Non-residential uses are: (1) small scale and of a low intensity; (2) do not detract from the amenity of <i>adjacent land</i> in a <i>residential zone</i>; and (3) wherever possible, are co-located with other non-residential activities in the zone.</p>	<p><b>AO2</b> No Acceptable Outcome is prescribed.</p>
<p><b>PO3</b> Development involving a <i>Dual occupancy</i>:</p>	<p><b>AO3.1</b> <i>Dual occupancy</i> is located on a lot 4000m<sup>2</sup> or greater.</p>



Performance Outcomes	Acceptable Outcomes
<p>(1) are located on large lots and has the appearance of a single dwelling when viewed from the street; and  (2) is consistent with the low density residential character of the zone.</p>	<p><b>AO3.2</b>  A <i>Dual occupancy</i> is sited and designed to give the appearance of a single dwelling when viewed from the street.</p> <p><b>AO3.3</b>  The site cover of a <i>Dual occupancy</i> does not exceed 20% of the total site area or 700m<sup>2</sup> GFA, whichever is the lesser.</p>
Reconfiguration of a Lot	
<p><b>PO4</b>  Reconfiguring a lot:  (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone;  (2) facilitates low density residential living on large lots; and  (3) where outside a reticulated sewerage service catchment, provides sufficient area for onsite wastewater disposal; and  (4) complies with the standards in <b>Table 9.4.6.3.2 - Minimum Lot Size and Design</b>.</p>	<p><b>AO4</b>  No Acceptable Outcome is prescribed.</p>