

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

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<p><i>Hardware and trade supplies (where GFA does not exceed 250m²)</i> <i>Health care service</i> <i>Market</i> <i>Office</i> <i>Outdoor sales</i> <i>Parking station</i> <i>Service industry</i> <i>Service station</i> <i>Shop (where not exceeding 250m² GFA)</i> <i>Shopping centre (where each tenancy does not exceed 250m² GFA)</i> <i>Theatre</i> <i>Veterinary service</i></p>	
Tourism Activities	
<p><i>Short-term accommodation</i> <i>Tourist attraction</i> <i>Tourist park</i></p>	
Community Services Activities	
<p><i>Child care centre</i> <i>Club</i> <i>Community care centre</i> <i>Community use</i> <i>Educational establishment</i> <i>Emergency services</i></p>	<p><i>Place of worship</i></p>
Infrastructure Activities	
<p><i>Major electricity infrastructure (where proposed as underground infrastructure)</i> <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation (where involving minor utility installation)</i></p>	<p><i>Major electricity infrastructure *</i></p>
Industrial Activities	
<p><i>Low impact industry</i> <i>Transport depot</i> <i>Warehouse</i></p>	<p><i>Bulk landscape supplies</i></p>
Recreational Activities	
<p><i>Indoor sport and recreation</i> <i>Park</i></p>	
Residential Activities	
<p><i>Community residence</i> <i>Dual occupancy (on a minimum site area of 1,000m² where connected to the reticulated sewerage network, otherwise a minimum site area of 4,000m²)</i> <i>Dwelling house</i> <i>Dwelling unit</i> <i>Home based business (if not involving Industrial activities other than minor industrial activities)</i> <i>Residential care facility (if involving 10 bedrooms or less)</i> <i>Retirement facility (involving 10 bedrooms or less)</i></p>	<p><i>Dual occupancy*</i> <i>Residential care facility*</i> <i>Retirement facility*</i></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
Residential Activities	
<i>Community residence</i> <i>Dual occupancy</i> (on a 1,000m ² or greater lot where connected to the reticulated sewerage network, otherwise on a 4,000m ² or greater lot) <i>Dwelling house</i> <i>Home based business</i> (if not involving <i>Industrial activities</i> 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>
Community Services Activities	
<i>Child care centre</i> (where obtaining access from a <i>higher order road</i>) <i>Club</i> (if not involving a liquor licence) <i>Community care centre</i> <i>Community use</i> <i>Emergency services</i>	
Infrastructure Activities	
<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>
Rural Activities	
<i>Animal keeping</i> (where low impact and small scale)	
Recreational Activities	
<i>Park</i>	
Tourism Activities	
<i>Short term accommodation</i> (where involving a <i>holiday home</i>)	

* 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				
Setbacks					
PO1 Building setbacks: (1) contribute to the streetscape character; (2) assist in the protection of the amenity of adjacent land in a <i>residential zone</i> ; and (3) allow for access and landscaping around the building.	AO1 Building setbacks are as follows: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th style="background-color: #d3d3d3;">Setback</th> <th 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>6m</td> </tr> </tbody> </table>	Setback	Minimum Distances Measured in Metres (m)	Street frontage for <i>residential activities</i>	6m
Setback	Minimum Distances Measured in Metres (m)				
Street frontage for <i>residential activities</i>	6m				

Performance Outcomes	Acceptable Outcomes	
<p>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</p>	Street frontage for other uses	0m (Maximum 1.5m)
	Side and rear boundary	Building Height
		Setback
		Up to 4.5m
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>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails</p>		
Height		
<p>PO2 Development is of a height that: (1) is low-rise; and (2) does not impact on the amenity of adjacent land in a <i>residential zone</i>.</p>	<p>AO2 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>PO1 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>AO1.1 Buildings are designed to address the street and public spaces.</p>	
	<p>AO1.2 Buildings achieve visual interest through variation in: (1) colour, patterns, textures and building materials; and (2) parapet design or roof form.</p>	
	<p>AO1.3 Windows and balconies located above ground floor overlook the street and public spaces to provide opportunities for casual surveillance.</p>	
	<p>AO1.4 Building entrances are clearly visible from the street.</p>	
<p>PO2 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>AO2 No Acceptable Outcome is prescribed.</p>	
<p>PO3 Buildings are designed to retain the historical or</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>	

Performance Outcomes	Acceptable Outcomes
<p>traditional rural village character by using design elements found in existing traditional buildings, including:</p> <p>(1) similar roof form or parapet design;</p> <p>(2) use of complementary materials, colours, patterns and textures;</p> <p>(3) similar bulk and scale; and</p> <p>(4) little to no front boundary setback.</p>	
<p>PO4 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.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>
Amenity	
<p>PO5 Outdoor storage, utility, service and loading areas are screened so they are not visible from:</p> <p>(1) the street and public spaces; and</p> <p>(2) land in an adjacent <i>residential zone</i>.</p>	<p>AO5 No Acceptable Outcome is prescribed.</p>
<p>PO6 Development:</p> <p>(1) does not detract from the amenity of adjoining land in a <i>residential zone</i>; and</p> <p>(2) affords privacy to adjoining land in a <i>residential zone</i>.</p>	<p>AO6 Where adjoining land in a <i>residential zone</i>:</p> <p>(1) development provides <i>buffer landscaping</i> with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and</p> <p>(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>.</p>
Land Uses	
<p>PO7 <i>Industrial activities</i> are of a low intensity and do not detract from the character and amenity of the township.</p>	<p>AO7 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO8 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.</p>	<p>AO8 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>

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

Performance Outcomes	Acceptable Outcomes
Setbacks	

Performance Outcomes	Acceptable Outcomes																
<p>PO1 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>AO1 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	
Setback	Minimum Distances Measured in Metres (m)																
Street frontage for <i>residential activities</i>	6m																
Side and rear boundaries	Building Height	Setback															
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	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																
Height																	
<p>PO2 Development is of a height that: (1) is low rise; and (2) compatible with the height of nearby residential development.</p>	<p>AO2 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
Built Form and Urban Design	
<p>PO1 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>AO1 No Acceptable Outcome is prescribed.</p>
Land Uses	
<p>PO2 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 <i>non-residential activities</i> in the zone.</p>	<p>AO2 No Acceptable Outcome is prescribed.</p>
<p>PO3 Development involving a <i>Dual occupancy</i>:</p>	<p>AO3.1 <i>Dual occupancy</i> is located on a lot 4000m² 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</p> <p>(2) is consistent with the low density residential character of the zone.</p>	<p>AO3.2 A <i>Dual occupancy</i> is sited and designed to give the appearance of a single dwelling when viewed from the street.</p> <p>AO3.3 The site cover of a <i>Dual occupancy</i> does not exceed 20% of the total site area or 700m² GFA, whichever is the lesser.</p>
Reconfiguration of a Lot	
<p>PO4 Reconfiguring a lot:</p> <p>(1) creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone;</p> <p>(2) facilitates low density residential living on large lots; and</p> <p>(3) where outside a wastewater connection area, provides sufficient area for onsite wastewater disposal; and</p> <p>(4) complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>