

Zone: Township

This Code applies to development where the Code is identified as being applicable in the table of assessment for the Township Zone and development is within the Township Zone as identified on the Zoning maps contained within Schedule 2.

When using this Code, reference should be made to 5.3.2 and where applicable, 5.3.3 located in part 5.

PURPOSE

The purpose of the Township Zone Code is to provide for small to medium size urban settlements located in a rural area.

Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

The overall outcomes sought for the Township Zone Code are as follows:

1. To provide for a centre that is readily accessible, integrated and well-designed, forms vibrant focal points for the community as well as a range of services and facilities that are appropriate to their respective function and catchments. This promotes the efficient provision of services and contributes to the quality of life, character and identity of the community.
2. A range of residential, retail, commercial, industrial, tourist, community and cultural uses are provided that:
 - (i) are of a scale appropriate to serve the needs of the community;
 - (ii) are conveniently located and accessible to residents and visitors;
 - (iii) are co-located with existing non-residential activities to reinforce a community focus/node;
 - (iv) do not have adverse impacts on surrounding residential uses;
3. The dominant use within the Township Zone is typically a detached dwelling house, however, residential dwelling types that reflect local needs and densities and are lower than that of higher order Zones may be appropriate.
4. Residential dwelling types are responsive to the existing character and amenity of the locality.
5. Development within the locality, services the needs of local residents, residents of the surrounding rural catchment and visitors.
6. The residential amenity of the locality is protected by sensitive design and siting of non-residential uses and buffering between potentially and/or conflicting land uses.
7. Tourism related development, including tourist attractions, short term accommodation and food and drink outlets are supported where located in the Bunya Mountain tourist precinct.
8. Development within the Township Zone does not compromise the viability, role and or functioning of higher order centres as outlined in the Western Downs Activity Centre Network.
9. A minimum residential density of 20 dwellings per hectare is achieved and development has a low rise built form of up to two (2) storeys in height.
10. Any proposed reconfiguring of lots must facilitate allotments to ensure that battleaxe allotments are not created and that the location of any proposed future dwelling will allow for the front entrance of the building to address the Street. Any proposed reconfiguration should take into account the direction of prevailing winds to ensure climate-responsive building design.
11. Development provides for an efficient pattern of development that creates walkable, permeable and legible communities that are integrated with active transport networks (such as the existing road network, cycleway and pedestrian footpath networks) and are well connected to activity centres, employment nodes, open space and recreation areas and community facilities. Development provides for a high level of amenity that is complementary to the built form typology and landscape character of the Township Zone.
12. Development is connected to available urban infrastructure networks or is provided with suitable onsite potable water supply and a sustainable waste water disposal system to ensure the protection and maintenance of environmental health and human wellbeing and safety.
13. Where development is connected to available infrastructure networks, development is undertaken in an orderly and sequential manner to facilitate connection to the existing infrastructure network whilst being compatible with planned network upgrades and expansions.
14. Ecologically significant features including waterways, wetlands and significant vegetation are retained and buffered from the impacts of development or where appropriate, vegetation is integrated within the development to ensure the long-term protection of these features.
15. Development is located and designed to achieve ecological sustainability by ensuring that the proposed development incorporates the objectives and principles of energy efficiency, water conservation, water quality management and the principles Crime Prevention through Environment Design (CEPTED).
16. Places, buildings or items of heritage character or heritage significance are protected and enhanced by development to preserve the historic character, amenity and identity of the locality.
17. Development responds to land constraints such as topography, bushfire and does not impact on the flood capacity or impede the flood conveyance function of land. Development is not located where it will increase the number of people or structures at risk of natural hazards.
18. Where development is not consistent with the purpose and intent of the Township Zone, overriding community need will need to be demonstrated as well as valid planning justification provided as to why the proposed use cannot be reasonably established in a more appropriate Zone.

Zone: Township

WE WOULD LIKE TO SEE

<p>Agricultural supplies store</p>	<p>Community care centre</p>	<p>Food and drink outlet</p>	<p>Garden centre</p>	<p>Hardware and trade supplies</p>	<p>Shop</p>
------------------------------------	------------------------------	------------------------------	----------------------	------------------------------------	-------------

WE WILL CONSIDER

<p>Dwelling unit</p>	<p>Educational establishment</p>	<p>Retirement facility</p>	<p>Shopping centre</p>	<p>Substation</p>	<p>Transport depot</p>
----------------------	----------------------------------	----------------------------	------------------------	-------------------	------------------------

WE WOULD PREFER NOT TO SEE

<p>Cemetery</p>	<p>Extractive industry</p>	<p>High impact industry</p>	<p>Intensive animal industry</p>	<p>Special industry</p>	<p>Wholesale nursery</p>
-----------------	----------------------------	-----------------------------	----------------------------------	-------------------------	--------------------------

AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

<p>Minimum lot size and frontage</p>	<p>Building height</p>	<p>Residential density</p>	<p>Setbacks</p>
<p>Site cover</p>	<p>Landscaping</p>	<p>Amenity protection</p>	<p>Water quality management</p>

FOR MORE INFORMATION

Visit: www.wdrc.qld.gov.au
 Contact: Planning Dept on (07) 4679 4000
 Email: info@wdrc.qld.gov.au
 and request an appointment with a Planning Officer

The contents of this information sheet have been prepared in order to assist residents to understand the Western Downs Planning Scheme 2017 incorporating Amendment 1. This information is a general overview only. For full details in relation to the applicable provisions of the Planning Scheme that affect proposed development, please refer to the Western Downs Planning Scheme 2017 incorporating Amendment 1.

