

6.2.4 Township zone code

6.2.4.1 Application

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.

6.2.4.2 Purpose

The purpose of the Township zone code is to provide for -

- (a) small to medium urban areas located 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.

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 re-inforce 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.
- Editor's note - This provision is only applicable to Accepted development - Impact assessment.
- (9) A maximum 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 battle-axe allotments are not created and that the location of any proposed future development 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.
- (13) 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.
- (14) 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 (CPTED).
- (15) 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
- (16) 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.
- (17) 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.

Temporary uses are supported in the zone. Refer to **Table 1.7.1 - Temporary use limitations** under section **1.7 Local government administrative matters**.

Consistent development within the Township zone includes the following:

<ul style="list-style-type: none"> • Adult store • Agricultural supplies store • Bar • Bulk landscape supplies • Caretaker's accommodation • Car wash • Child care centre • Club • Community care centre • Community residence • Community use • Dual occupancy • Dwelling house • Dwelling unit • Educational Establishment • Emergency services • Food and drink outlet • Function facility 	<ul style="list-style-type: none"> • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • Home based business • Hotel • Indoor sport and recreation • Low impact industry • Multiple dwelling • Nature-based tourism • Office • Outdoor sales • Outdoor sport and recreation • Park • Parking station • Place of worship • Residential care facility • Resort complex 	<ul style="list-style-type: none"> • Retirement facility • Rooming accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom • Substation • Telecommunications facility • Theatre • Tourist attraction • Tourist park • Transport depot • Utility installation • Veterinary services • Warehouse
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Inconsistent development within the Township zone includes the following:

<ul style="list-style-type: none"> • Air services • Animal husbandry • Animal keeping • Aquaculture • Brothel • Cemetery • Crematorium • Cropping • Detention facility • Environment facility • Extractive industry • High impact industry • Hospital • Intensive animal industry • Intensive horticulture 	<ul style="list-style-type: none"> • Landing • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Nightclub entertainment facility • Non-resident workforce accommodation • Outstation 	<ul style="list-style-type: none"> • Permanent plantation • Place of worship • Port services • Relocatable home park • Renewable energy facility • Research and technology industry • Roadside stall • Rural industry • Rural workers' accommodation • Special industry • Wholesale nursery • Winery
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Development listed as an inconsistent use can be considered on its merits where it reflects the purpose and intent of the planning scheme.

6.2.4.3 Assessment benchmarks

Part A - Criteria for accepted and assessable development

Table 6.2.4.1 - Township zone code

Performance Outcomes	Acceptable Outcomes
For accepted, accepted subject to requirements and assessable development (code, code (fast tracked) and impact)	
Building height	
<p>PO1 A low-rise built form is maintained having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; (d) the height of buildings on adjoining premises; and (e) slope. 	<p>AO1.1 Residential development has a maximum building height of 8.5 metres above natural ground level and no more than two (2) storeys. OR AO1.2 Development is for Business activities, Centre activities, Low Impact Industry or Service Industry and has a maximum building height of 10 metres above natural ground level and no more than two (2) storeys.</p> <p>Note- Where not located in accordance with A07.1 the maximum building height is 8.5 metres above ground level and two storeys.</p>
Accommodation density	
<p>PO2 Accommodation density and Residential density is consistent with the prevailing character and density of the locality.</p>	<p>AO2.1 Residential density does not exceed one dwelling per lot.</p> <p>AO2.2 Accommodation density is a maximum of one accommodation unit per 500m² of the site area.</p> <p>AO2.3 Where development is for a dwelling unit, it must be within an existing building.</p>
Setbacks	
<p>PO3 Building setbacks are appropriate having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing; (b) privacy and overlooking; (c) building character and appearance; and (d) the primary road frontage setbacks of adjoining premises. 	<p>Where for a Dwelling House AO3.1 The Queensland Development Code setbacks apply to all buildings and structures on lots greater or less than 450m² as applicable.</p> <p>Where for all other uses AO3.2 Buildings and structures have a minimum setback of 6 metres to the primary road frontage. OR AO3.3 Where new development is located adjacent to an existing building, the primary road frontage setback is equal to or greater than the setback of the building on the adjoining site.</p> <p>AO3.4 Buildings and structures have a minimum side boundary clearance of 2.5 metres.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO3.5 Buildings and structures have a minimum rear boundary clearance of 6 metres</p>
Site Cover	
<p>PO4 The site cover must allow efficient use of the site and the scale of buildings and structures do not dominate the premises having regard to the appropriate provision of: (a) private open space; and (b) landscaping.</p>	<p>AO4.1 Site cover is a maximum of 50% of the total site area.</p> <p>AO4.2 Buildings and structures ancillary to a dwelling are restricted to a cumulative floor area of 90m². Note- A04.2 excludes balconies and verandahs where connected to a dwelling.</p>
Landscaping	
<p>PO5 Where in the Bunya Mountains, Landscaping contributes to the protection and enhancement of local character, Protected Areas and Significant Vegetation.</p>	<p>AO5 Landscaping does not include plant species identified in Part 6 - Standards for design and construction of landscaping and public parks of Schedule 2 - Design and construction standards.</p>
For assessable development (code, code (fast tracked) and impact)	
Building Appearance	
<p>PO6 Development must be complementary to and integrate with the existing character and visual amenity of the township.</p>	<p>AO6.1 Building elements are consistent with development in the township having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) façade articulation, including verandahs; and (d) building materials, colours and textures.</p> <p>AO6.2 Building services, equipment, and operational areas are screened so as not to be visible from the road and other public areas.</p>
Business activities, Centre activities, Low Impact Industry and Service Industry	
<p>PO7 Development is located to encourage the consolidation of Business activities, Centres activities, Low Impact Industry and Service Industry uses.</p>	<p>AO7.1 Business activities, Centre activities, Low Impact Industry and Service Industry development is located fronting: (a) Bunya highway and Dennis street (South of Bunya highway), Bell; (b) Warrego highway, Brigalow, Dulacca, Macalister, Drillham and Warra; (c) Leichhardt highway (east-west), Condamine; (d) Sybil street, Glenmorgan; (e) Moffat street and Dalby-Cooyar road, Kaimkillenbun; (f) High street, Kogan; (g) Dalby-Jandowae road, Jimbour; (h) Sara street (north of Payne street), Meandarra; and (i) Adventure way, Moonie.</p>

Performance Outcomes	Acceptable Outcomes
	<p>AO7.2 Bunya Mountains Tourist Precinct Tourism related development, including tourist attractions, short term accommodation and food and drink outlets are supported.</p>
<p>PO8 Centres activities, Business activities, Low Impact Industry and Service Industry uses are of a scale that:</p> <ul style="list-style-type: none"> (a) meet the daily needs of the township; (b) do not negatively impact the character and amenity of the area; (c) is compatible with surrounding development; and (d) do not compromise the viability of the Western Downs activity centre network 	<p>AO8 Business activities, Centres activities, Low Impact Industry and Service Industry development are restricted to a maximum gross floor area of 150m² per lot.</p>
<p>Where adjoining a Dwelling or Residential Zone category PO9 Development must not detract from the amenity of the local area having regard to operating hours.</p>	<p>Where adjoining a Dwelling or Residential Zone category AO9.1 Operating hours are restricted to between 7.00am and 6.00pm.</p> <p>AO9.2 Loading and unloading of goods is restricted to between the following hours:</p> <ul style="list-style-type: none"> (a) 7.00am and 6.00pm Monday to Friday; (b) 8.00am and 5.00pm Saturdays. <p>AO9.3 No unloading or loading occurs on Sundays and public holidays.</p>
Amenity Protection	
<p>PO10 Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) traffic; (c) lighting; (d) advertising devices; (e) visual amenity; (f) privacy; (g) odour; or (h) emissions. 	<p>AO10 No acceptable outcome.</p>
<p>PO11 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) advertising devices; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions. 	<p>AO11 No acceptable outcome.</p>

Performance Outcomes	Acceptable Outcomes
Water Quality Management	
PO12 Development protects environmental values and facilitates the achievement of water quality objectives for Queensland waters.	AO12 No acceptable outcome.
PO13 Development achieves the storm water management design objectives specified in Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives	AO13 Development achieves objectives as specified in Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives
PO14 Land for urban purposes is located in areas which avoid or minimise the disturbance to natural drainage, areas subject to erosion risk and groundwater.	AO14 No acceptable outcome.
PO15 Land for urban purpose is located, designed, constructed and managed to avoid impacts arising from altered stormwater quality or flow.	AO15 No acceptable outcome.

Table 6.2.4.2 - Construction Phase - Stormwater Management Design Objectives

Issue		Design Objectives
Drainage control	Temporary drainage works	1. Design life and design storm for temporary drainage works: <ul style="list-style-type: none"> • Disturbed area open for <12 months - 1 in 2-year ARI event. • Disturbed area open for 12-24 months - 1 in 5-year ARI event. • Disturbed are open for >24 months - 1 in 10-year ARI event. 2. Design capacity excludes minimum 150mm freeboard. 3. Temporary culvert crossing - minimum 1 in 1-year SRI hydraulic capacity.
Erosion control	Erosion control measures	1. Minimise exposure of disturbed soils at any time. 2. Divert water run-off from undisturbed areas around disturbed areas. 3. Determine the erosion risk rating using local rainfall erosivity, rainfall depth, soil-loss rate or other acceptable methods. 4. Implement erosion control methods corresponding to identified erosion risk rating.

Sediment control	Sediment control measures Design storm for sediment control basins Sediment basin dewatering	<ol style="list-style-type: none"> 1. Determine appropriate sediment control measures using: <ul style="list-style-type: none"> • potential soil loss rate, or • monthly erosivity, or • average monthly rainfall 2. Collect and drain stormwater from disturbed soils to sediment basin for design storm event: <ul style="list-style-type: none"> • design storm for sediment basin sizing is 80th% five-day event or similar 3. Site discharge during sediment basin dewatering: <ul style="list-style-type: none"> • TSS < 50 mg/L TSS, and • Turbidity not >10% receiving waters turbidity, and • pH 6.5–8.5
Water quality	Litter and other waste, hydrocarbons and other contaminants	<ol style="list-style-type: none"> 1. Avoid wind-blown litter; remove gross pollutants. 2. Ensure there is no visible oil or grease sheen on released waters. 3. Dispose of waste containing contaminants at authorised facilities.
Waterway stability and flood flow management	Changes to the natural waterway hydraulics and hydrology	<ol style="list-style-type: none"> 1. For peak flow for the 1-year and 100-year ARI event, use constructed sediment basins to attenuate the discharge rate of stormwater from the site.