

6.2.25 Township zone code

6.2.25.1 Application

- (1) This code applies to assessing development in the Township zone.
- (2) When using this code, reference should be made to Part 5.

6.2.25.2 Purpose

- (1) The purpose of the Township zone code is to provide for small to medium size urban settlements located in a rural or coastal 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.

Facilities such as tourist attractions and short-term accommodation may be appropriate.

- (2) The local government purpose of the code is to provide flexibility in zoning to facilitate appropriate development and promote opportunities in the smaller townships in the region, particularly where it is much more difficult to anticipate, plan and zone for a range of uses that may be compatible within a township and the surrounding rural area.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a range of land uses are provided which directly supports and services residents and visitors of the township and surrounding rural area;
 - (b) development protects and enhances the unique local character of a town;
 - (c) development provides a high level of amenity;
 - (d) community facilities and infrastructure that directly support the local community are facilitated;
 - (e) development has access to appropriate development infrastructure and essential services;
 - (f) the location and type of industrial development is carefully considered to mitigate impacts on sensitive land uses;
 - (g) development reflects and responds to the natural features and constraints of the land.

6.2.25.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.25.3.a – Township zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Uses and other development	
<p>PO1 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO1.1 A use identified in Table 6.2.25.3.b: (a) is carried out in an existing building; (b) does not increase the GFA of the building; (c) is a single tenancy only.</p>

Performance outcomes	Acceptable outcomes
Height	
<p>PO2 The height of buildings and structures are consistent with the character of the township.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO2.1. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO3.1 and setbacks stated in AO4.1, AO5.1 and AO5.2 correspond with the height stated in AO2.1. Where a proposed development exceeds the height stated in AO2.1, the proposed development will also be assessed against PO3, PO4 and PO5.</p>	<p>AO2.1 Buildings are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
Site coverage	
<p>PO3 Site coverage of all buildings: (a) does not result in a built form that is bulky or visually obtrusive to the streetscape; (b) respects the individual character of the township.</p>	<p>AO3.1 The site coverage is not more than 60%.</p>
Setbacks	
<p>PO4 Front building setbacks are consistent with the prevailing front setbacks in the street.</p>	<p>AO4.1 New buildings are built within 20% of the average front setback of adjoining buildings.</p>
<p>PO5 Side and rear setbacks: (a) are appropriate for the scale of the development and the character of the township; (b) provide adequate daylight for habitable rooms on adjoining premises; (c) provide adequate separation between residential and non-residential uses.</p>	<p>AO5.1 Buildings are set back not less than 1.5 metres from side boundaries.</p> <p>AO5.2 Buildings are set back not less than 6 metres from rear boundaries.</p>
For assessable development	
Uses and other development	
<p>PO6 Activities compatible with the Township zone include those that: (a) do not compromise the hierarchy of centres in the region; (b) service local and visitor needs of the township and its surrounding catchment; (c) complements the scale and character of the township; (d) maintain the main street character of townships.</p>	<p>AO6.1 No acceptable outcomes are provided.</p>
<p>PO7 Development is consistent with the purpose and overall outcomes sought for the zone.</p>	<p>AO7.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Site constraints	
<p>PO8 Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note - Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p>AO8.1 No acceptable outcomes are provided.</p>
Main street designs	
<p>PO9 Building design, streetscapes and pathways and are designed to promote integration with surrounding developments and other parts of the township.</p>	<p>AO9.1 No acceptable outcomes are provided.</p>
<p>PO10 Buildings complement the character of the individual townships.</p>	<p>AO10.1 Buildings exhibit variations in their appearance to add visual interest through a combination of the following:</p> <ul style="list-style-type: none"> (a) a variation of wall finishes, window treatments, balconies, awnings or other visible structural elements; (b) differentiation between upper and lower levels portions of the building; (c) traditional parapet designs provided to façades.
<p>PO11 Building plant or equipment cannot be viewed from public places.</p>	<p>AO11.1 Where plant or equipment is visible from public places, it is appropriately screened from the view using a design feature.</p>
Parking and access	
<p>PO12 Off street parking and vehicular access are designed and located to not detract from the character of the township.</p>	<p>AO12.1 No acceptable outcomes are provided.</p>

Table 6.2.25.3.b — Self-assessable interchangeable uses in compliance with AO1.1

Interchangeable uses		
<ul style="list-style-type: none"> • Food and drink outlet (where not involving a drive through facility) 	<ul style="list-style-type: none"> • Health care services • Office 	<ul style="list-style-type: none"> • Shop (>100m²) • Service industry