

6.1.1 Township Zone Code¹

6.1.1.1 Application

This code applies to assessable development:-

- (1) within the Township Zone as identified on the zoning maps contained within 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).

6.1.1.2 Purpose and overall outcomes

- (1) The purpose of the Township Zone Code is to provide for small to medium-size service centres located within a rural area.
Development provides for a mix of uses [specific to the locality](#)² including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local rural community.
Tourist facilities such as tourist attractions and short-term accommodation may be appropriate [in specified localities](#)³.
- (2) The overall outcomes sought for the zone code are as follows:
 - (a) a range of retail, commercial, industrial, administrative and cultural uses are provided that:
 - (i) are of a scale appropriate to serve the needs of the community and does not adversely affect the viability of other centres;
 - (ii) are conveniently located and accessible to residents and visitors;
 - (iii) are co-located with existing non-residential activities is preferred to reinforce a community focus/node, such as a main street; and
 - (iv) do not have adverse impacts on surrounding residential uses are minimised.
 - (b) a range of residential dwelling types are provided which reflect local housing needs and are developed at residential densities that are lower than that for other urban settlement areas;
 - (c) dual occupancy development is dispersed throughout residential neighbourhoods and does not become the dominant housing form in the street;⁴
 - (d) development protects and enhances the unique local or historic character of a town in a predominantly rural area;
 - (e) development services the needs of both local residents, residents of the surrounding rural area and visitors;
 - (f) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and encourages sustainable transport use;
 - (g) development is reflective of and responsive to the environmental constraints of the land;
 - (h) community facilities and infrastructure which directly supports the local community are facilitated;
 - (i) development has access to a range of development infrastructure, including utility installations and essential services but may not include all forms of urban services, particularly reticulated wastewater;
 - (j) development provides a high level of amenity; and

¹ Amended on 3 November 2014

² Amended on 21 August 2020

³ Amended on 21 August 2020

⁴ Amended on 29 November 2019

- (k) development is facilitated where it has a direct relationship with the local or historic character of the town.

Flood Management Precinct⁵

(3) Variations to the above overall outcomes within the Flood Management precinct of the Township zone are:

- (a) In Cooyar:
 - (i) vacant lots are not developed for residential purposes;
 - (ii) subdivision of land to create additional urban lots does not occur and amalgamation of lots is encouraged to facilitate non-urban use;
 - (iii) the resilience of existing residential uses is improved through redevelopment that complies with the flood planning level and structural design requirements prescribed for this location;
 - (iv) vulnerable uses are not located in this Precinct.
- (b) In Jondaryan, Maclagan and Quinalow:
 - (i) residential uses are limited to Dwelling houses that comply with the flood planning level and structural design requirements prescribed for each of these locations;
 - (ii) the resilience of existing residential uses is improved through redevelopment that complies with the flood planning level and structural design requirements prescribed for each of these locations; and
 - (iii) vulnerable uses are not located in this Precinct;

6.1.1.3 Requirements for accepted development and assessment benchmarks for assessable development

Table 6.1.1:1 – Township Zone Code – Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Caretaker's accommodation	
PO ₁ Development provides for the accommodation of a caretaker, and their family members, involved in the running of a non-residential use, in a manner that: <ul style="list-style-type: none"> (a) does not compromise the productivity of the use; (b) is safe for the residents; and (c) has regard to the landscape and private recreation needs of the residents. 	AO _{1.1} A caretaker's accommodation is: <ul style="list-style-type: none"> (a) separated from significant levels of emissions (adverse to human health or amenity) generated by the use/s of the site by at least 6m; (b) provided with a private landscape and recreation area which: <ul style="list-style-type: none"> (i) is directly accessible from a habitable room; (ii) if at ground level, has a minimum area of 16m² with minimum dimensions of 4m; and (iii) if a balcony, a veranda or a deck, has a minimum⁶ area of 8m² with minimum dimensions of 2.4m. AO _{1.2} No more than one (1) caretaker's accommodation is established per non-residential use.

⁵ Amended on 21 August 2020

⁶ Amended on 27 April 2018

Performance outcomes		Acceptable outcomes	
Non-residential uses			
PO ₂	The amenity of the locality is not unreasonably affected as a result of the activity.	AO _{2.1}	Hours of operation are limited to 7:00 am to 7:00 pm Monday to Saturday.
PO ₃	Development has a high quality appearance and makes a positive contribution to the character of the area.	AO _{3.1}	Outdoor work, storage (including bin storage) and servicing areas are: <ul style="list-style-type: none"> (a) not located adjacent to any road frontage; and (b) screened from public view by either: <ul style="list-style-type: none"> (i) a 1.8m high solid wall or fence, constructed in materials and colours compatible with the main building on site; or (ii) mature landscaping that has the same effect as a 1.8m high wall.
		AO _{3.2}	All external areas are either landscaped or sealed.
PO ₄	Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour ⁷ , dust or other emissions.	AO _{4.1}	Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> .
PO ₅	Development prevents or minimises the generation of any noise so that: <ul style="list-style-type: none"> (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded. 	AO _{5.1}	Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> .
PO ₆	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO _{6.1}	Light emanating from any source complies with Australian Standard AS4282 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .
		AO _{6.2}	Outdoor lighting is provided in accordance with Australian Standard AS 1158.1.1 – <i>Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
PO ₇	Development provides for the collection, treatment and disposal of liquid wastes or sources of contamination such that off-site releases of contaminants do not occur. ⁸	AO _{7.1}	Areas where potentially contaminating substances are stored or used, are: <ul style="list-style-type: none"> (a) roofed and sealed with concrete, asphalt or similar impervious substance and bunded; and (b) located in a flood free area of a 1 in 100 year flood event.
		AO _{7.2}	Provision is made for spills to be bunded and retained on site for removal and disposal by an approved means.
		AO _{7.3}	Roof water is piped away from areas of potential contamination.

⁷ Odour reports, when required, address the draft Environmental Protection Agency guideline 'A procedure to assess the risk of odour nuisance from proposed developments'.

⁸ Applicants should also have regard to the Works Code, the Integrated Water Management Code and other relevant legislative, industry and licensing requirements.

Performance outcomes	Acceptable outcomes
Non-Residential Uses – Scale of use where involving the reuse of an existing building	
PO ₈ The non-residential use is of a scale and intensity that is compatible with the character of the streetscape and the residential appearance of the locality.	AO _{8.1} The use: <ul style="list-style-type: none"> (a) is carried out in an existing building; (b) only increases the Gross Floor Area of the building by a maximum of 25m²; (c) is a single tenancy only; and (d) does not involve outdoor dining.
Non-Residential Uses – Noise Amenity	
PO ₉ The non-residential use does not adversely impact on the amenity of the surrounding residential land uses and/or residential streetscape character.	AO _{9.1} New building plant or air-conditioning equipment is located central to the building and screened from view of the street or adjoining residential uses.
PO ₁₀ Hours of operation are controlled so that the non-residential use does not impact on the amenity or privacy of adjoining residential uses.	AO _{10.1} Where involving a shop or food outlet, the use does not operate outside the hours of 6:00 am to 7:00 pm. AO _{10.2} Non-residential uses (except for shop and food outlet) do not create audible noise between the hours of 7:00 pm and 6:00 am.
Non-Residential Uses – Privacy and Screening	
PO ₁₁ Non-residential uses provide adequate separation, buffering and screening from adjoining residential premises so that the privacy and amenity of residential premises is protected.	AO _{11.1} A 2m wide vegetated buffer is provided to any vehicle movement and parking areas that adjoin a residential boundary. AO _{11.2} A 1.8m high solid screen fence and 1.5m wide strip of screen landscaping are provided along all boundaries shared with an adjoining residential use. AO _{11.3} Windows that have direct views into adjoining residential buildings are provided with fixed screening that is a maximum of 75% transparent to obscure views into the adjoining residential building and maintain privacy for those residents.
PO ₁₂ Refuse storage areas screened from the streetscape and/or adjoining residential uses.	AO _{12.1} Refuse storage areas are located behind the front building line and are screened from view from the streetscape and/or adjoining residential uses by a 1.8m high solid screen fence.
Non-Residential Uses – Outdoor Lighting	
PO ₁₃ Outdoor lighting for non-residential uses maintains the amenity of the surrounding residential area and does not adversely impact the safety for vehicles or pedestrians on the adjoining street as a result of light emissions, either directly or by reflection.	AO _{13.1} Outdoor lighting for non-residential uses is restricted to low level security lighting only. AO _{13.2} Outdoor lighting is designed, installed and maintained in accordance with the parameters and requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .
Non-Residential Uses – Impact on Road Network	
PO ₁₄ Non-residential uses are located on major roads and do not introduce non-residential traffic into local streets.	AO _{14.1} Non-residential uses have frontage and vehicle access to a Regional Arterial, Sub-Arterial or Distributor Road and vehicle access to the development does not occur from a local street.

Performance outcomes	Acceptable outcomes
Outdoor Activities and Storage The following provisions apply to accepted development subject to requirement uses for: Agricultural Supplies, Garden Centre, Hardware and Trade Supplies, Low Impact Industry, Rural Industry, Service Industry and Warehouse.	
PO ₁₅ The use does not adversely impact the amenity of adjoining residences or streetscape by way of noise, emissions or visible industrial activities.	AO _{15.1} All outdoor storage and use areas are located behind the front building line, and: <ul style="list-style-type: none"> (a) are screened from the street by a solid 1.5m high screen fence; and (b) a 1.5m wide landscaping area is provided along the full frontage of the site except driveway crossovers. AO _{15.2} The use does not involve outdoor storage of more than 30m ³ exposed stockpiles of raw or processed material. AO _{15.3} Where adjoining a residential use: <ul style="list-style-type: none"> (a) buildings have no openings, except for an office, storage room, lunch room or an amenities area that faces an adjoining residential use; and (b) all work associated with the use is conducted indoors.
Building Work (not associated with a Material Change of Use)	
PO ₁₆ Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on-street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	PO _{16.1} Car parking is provided in accordance with the Transport, Access and Parking Code.
PO ₁₇ Landscaping makes a positive contribution to the site and the amenity of the surrounding area and existing landscaping is not diminished.	PO _{17.1} No reduction of previously approved landscaping areas is to occur.
PO ₁₈ Stormwater resulting from roofed areas is collected and discharged in a manner that does not adversely affect the stability of buildings or the use of adjacent land.	PO _{18.1} Roof water is collected and discharged in accordance with SC6.2 PSP No. 2 – Engineering Standards – Roads and Drainage Infrastructure. ⁹
PO ₁₉ Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	PO _{19.1} Where within a wastewater area, the development is connected to the Council's reticulated wastewater system in accordance with SC6.3 PSP No.3 Engineering Standards – Water and Wastewater Infrastructure. OR PO _{19.2} Waste water systems and connections are designed and constructed in accordance with SC6.3 PSP No.3 Engineering Standards - Water and Wastewater Infrastructure.

⁹ Amended on 19 August 2016

Table 6.1.1:2 – Township Zone Code – Assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
Uses	
<p>PO₁ The zone accommodates low density forms of housing and other uses that service the needs of visitors and residents of the township and its rural catchment.</p>	<p>AO_{1.1}¹⁰ Uses which are consistent with the intent of the zone include:</p> <ul style="list-style-type: none"> (a) business activities; (b) caretaker's accommodation if not in the Flood Management Precinct; (c) car wash; (d) child care centre if not in the Flood Management Precinct; (e) club; (f) community care centre if not in the Flood Management Precinct; (g) community residence if not in the Flood Management Precinct; (h) community use if not in the Flood Management Precinct; (i) dwelling house if not in the Flood Management Precinct; (j) dual occupancy if not in the Flood Management Precinct; (k) educational establishment if not in the Flood Management Precinct; (l) emergency services if not in the Flood Management Precinct; (m) funeral parlour; (n) health care services; (o) home based business; (p) indoor sport and recreation; (q) low impact industry; (r) major electricity infrastructure; (s) nature-based tourism; (t) outdoor sport and recreation; (u) outstation; (v) place of worship; (w) roadside stalls; (x) rural industry; (y) substation; (z) theatre; (aa) veterinary services; (bb) warehouse; (cc) wholesale nursery; and (dd) winery.

¹⁰ Amended on 21 August 2020

Performance outcomes	Acceptable outcomes
	<p>AO_{1.2} Uses which are inconsistent with the intent of the zone include:</p> <ul style="list-style-type: none"> (a) rural activities (other than those listed in AO_{1.1}); (b) high impact or special industry; and (c) recreation activity being a major sport, recreation and entertainment facility or motor sport facility.
<p>PO₂ Non-residential uses:</p> <ul style="list-style-type: none"> (a) are of a scale appropriate to serve the needs of the visitors and residents of the township and its rural catchment, and which does not adversely affect the viability of other centres; (b) are located on the town's main street or are co-located with non residential activities of a similar nature; (c) are in buildings of a scale that is consistent with the surrounding area; and (d) do not unduly detract from the amenity of nearby residences. 	<p>No acceptable outcome is nominated.</p>
<p>PO₃ Accommodation activities other than caretaker's accommodation, community residence and dwelling house reflect the residential scale and density of the surrounding area.</p>	<p>AO_{3.1} The number of dwellings on the site does not exceed one per 500m² where within a wastewater area.</p> <p>AO_{3.2} Where not within a wastewater area, the number of dwellings does not exceed one per 500m² and the on-site waste water treatment and disposal is provided which complies with SC6.3 PSP No. 3 – <i>Engineering Standards – Water and Waste Water Infrastructure</i>. For the purposes of calculating density the area used for on-site waste water treatment and disposal is not included.</p> <p>AO_{3.3} The site has a minimum frontage of 12m.</p>
Built Form	
<p>PO₄ Buildings are of a height which is consistent with the character of the township, and which do not unduly reduce privacy or access to sunlight on adjoining land.</p>	<p>AO_{4.1} Buildings have a maximum height of two (2) storeys or 8.5m above ground level.</p>
<p>PO₅ Site coverage:</p> <ul style="list-style-type: none"> (a) ensures development maximises on-site infiltration and minimises the additional burden on drainage infrastructure; (b) reduces the visual impact of additional hard surface areas; and (c) respects the character of the township and responds to the features of the site. 	<p><i>For accommodation activities (other than dwelling house and dual occupancy):</i></p> <p>AO_{5.1} Site cover does not exceed 60% of the site area.</p> <p><i>For other development:</i></p> <p>AO_{5.2} Site cover does not exceed 50%.</p>

Performance outcomes	Acceptable outcomes
<p>PO₆ The front building setback is consistent with the prevailing front setbacks in the street.</p>	<p>AO_{6.1} Where the site has frontage to a collector or local road, buildings are set back from that frontage:</p> <ul style="list-style-type: none"> (a) within 20% of the average front setback of adjoining buildings; or (b) where there are no adjoining buildings, 4m. <p>AO_{6.2} Where the site has frontage to a road other than a collector or local road:</p> <ul style="list-style-type: none"> (a) residential buildings are set back from that frontage in accordance with the Queensland Development Code. (b) non-residential buildings are set back from that frontage by 6m.
<p>PO₇ Side and rear building setbacks:</p> <ul style="list-style-type: none"> (a) enhance the appearance and character of streets and buildings; (b) are appropriate to the scale of the development and the character of the township; (c) provide for adequate daylight for habitable rooms and open space areas on and adjoining the site; (d) are sufficient to minimise overshadowing and overlooking of adjoining premises; and (e) provide adequate separation and buffering between residential and non residential premises. 	<p><i>For accommodation activities (other than dwelling house and dual occupancy):</i></p> <p>AO_{7.1} Buildings are built to side boundaries where:</p> <ul style="list-style-type: none"> (a) a maximum height of 3m; and (b) a maximum length of 9m. <p>OR</p> <p>AO_{7.2} Buildings are set back from a side boundary in accordance with Table 6.6.9:3</p> <p>AO_{7.3} Buildings are set back a minimum of 4m from a rear boundary.</p> <p><i>For other development:</i></p> <p>No acceptable outcome is nominated.</p>
<p>PO₈ Buildings are designed to a high aesthetic standard and to integrate with and enhance the locality, having regard to historic character, built form, open space, landscaping and the public realm.</p>	<p>No acceptable outcome is nominated.</p>
<p>PO₉ The site layout responds sensitively to on-site and surrounding topography, drainage patterns, utility services, access, vegetation and adjoining land use, such that:</p> <ul style="list-style-type: none"> (a) any hazards to people or property are avoided; (b) any earthworks are minimised; (c) the retention of natural drainage lines is maximised; (d) the retention of existing vegetation is maximised; (e) damage or disruption to sewer, stormwater and water infrastructure is avoided; and (f) there is adequate buffering, screening or separation to adjoining development. 	<p>No acceptable outcome is nominated.</p>

Performance outcomes		Acceptable outcomes
Amenity and Safety		
PO ₁₀	Development maintains a high level of amenity within the site and for surrounding areas, having regard to noise, odour, lighting, access to sunlight, privacy and outlook.	No acceptable outcome is nominated.
PO ₁₁	Site layout facilitates the security of people and property having regard to: <ul style="list-style-type: none"> (a) opportunities for casual surveillance and sightlines; (b) exterior building designs which promote safety; (c) adequate definition of uses and ownership; (d) adequate lighting; (e) appropriate way-finding mechanisms (e.g. signage); (f) minimisation of entrapment locations; and (g) building entrances, loading and storage areas being well lit and lockable after hours. 	No acceptable outcome is nominated.
PO ₁₂	Development is designed to incorporate graffiti-prevention measures.	AO _{12.1} Building design and layout incorporates the following features where practical: <ul style="list-style-type: none"> (a) designs with an absence of 'natural ladders'; (b) minimal unbroken vertical surface areas; and (c) graffiti-deterrent surface treatments.¹¹

Table 6.1.1:3 – Side Boundary Setbacks

Width of lot frontages								
10m – 12.4m		12.5 – 14.9m		15 – 19.9m		20m +		All lots
Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Ground floor (up to 3.5m high)	First floor (up to 7.5m high)	Above 7.5m
0.9m	0.9m	1m	1m	1m	1.5m	1.2m	2m	2m

¹¹ Amended on 27 April 2018