# **6.2.7 Township Zone Code**

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| **Performance outcomes** | **Acceptable outcomes** | **Complies** | **Justification for Compliance or Alternative Solution to achieve compliance**  |
| **For assessable development** |  |  |
| **PO1**Development is consistent with the existing built form in terms of size, design, siting and physical characteristics. The appearance and siting of buildings, other structures, car parking areas or signage is compatible with the local streetscape character, the style and design of nearby buildings, and is respectful and sympathetic to any heritage place identified in the [SPP mapping – Environment, Cultural heritage](https://spp.dsdip.esriaustraliaonline.com.au/geoviewer/map/planmaking).  | **AO1**No acceptable outcome is prescribed. |  |  |
| **PO2**Development with frontage to a highway must have safe access points that do not adversely impact on the safety and efficiency of the road. | **AO2**No acceptable outcome is prescribed. |  |  |
| **PO3**Development adjacent to the highway corridor is setback from the corridor to avoid adverse impacts to the operation of the road corridor.  | **AO3**As per Queensland Development Code requirements. |  |  |
| **PO4**All uses are located, designed, orientated and constructed to minimise the impacts from the noise, vibration and dust emissions from the State-controlled road and/or rail network. | **AO4**As per Queensland Development Code requirements. |  |  |
| **PO5**Tourist accommodation in the form of a caravan park or motel is provided in a location where it can be serviced with infrastructure, where it:1. is complementary to the existing character of the area.
2. does not have an adverse impact on residential amenity in terms privacy, safety, noise, odour and fumes, lighting and traffic generation. does not lead to a reduced quality of accommodation experiences available within the location.
 | **AO5**No acceptable outcome is prescribed. |  |  |
| **PO6**Commercial and industrial uses that support and service the residential areas are centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity, privacy impacts, safety, noise, odour and fumes, lighting and traffic generation.  | **AO6**No acceptable outcome is prescribed. |  |  |
| **PO7** Industrial land uses are protected from encroachment by incompatible land uses. | **AO7**No acceptable outcome is prescribed. |  |  |
| **PO8**New commercial buildings are enhanced by the design of new buildings that are sympathetic to traditional streetscapes, in terms of scale, siting, architectural elements such as awnings and building features. | **AO8.1**Developments are no higher than 2 storeys or 8.5m above the ground level.**AO8.2**Site cover of buildings does not exceed 85% of the site area, with the remainder to be used for landscaping, access and car parking areas. |  |  |
| **PO9**New commercial buildings maintain and enhance the existing streetscape and relationship with adjoining buildings.  | **AO9**Footpaths and awnings contribute towards the street frontage, complement adjacent styles and materials, and join at the same or similar levels. |  |  |
| **PO10**New commercial uses developed do not detract from the township’s existing commercial areas. | **AO10**No acceptable outcome is prescribed. |  |  |
| **PO11**Residential buildings and other structures are consistent with the dominant density, type and scale of development. | **AO11**A building has a maximum height of 2 storeys. |  |  |
| **PO12**Development has a scale, density and character that is complementary and compatible with the surrounding residential area and avoids impacts on the visual amenity of the streetscape and surrounding area. | **AO12**No acceptable outcome is prescribed. |  |  |
| **PO13**Where adjoining a residential use, non-residential uses are located and designed to avoid impacts on existing levels of residential amenity including privacy, safety, noise, odour and fumes, lighting and traffic generation.  | **AO13**No acceptable outcome is prescribed. |  |  |
| **PO14**Non-residential uses protect and maintain the privacy of adjoining residential uses. | **AO14**Non-residential uses do not overlook the living areas, of any adjoining residential use. |  |  |
| **PO15**Uses are compatible with, and complementary to, the existing residential uses.  | **AO15**The use is not an Environmentally Relevant Activity. |  |  |
| **PO16**Industrial development does not result in sensitive land uses being affected by industrial air, noise and odour emissions.  | **AO16**No acceptable outcome is prescribed. |  |  |
| **PO17**Uses, other than industrial uses, such as food and drink outlets are consistent with and make a positive contribution to the character of the township zone. | **AO17**No acceptable outcome is prescribed. |  |  |
| **PO18**Sensitive land uses are not established within or adjacent to industrial uses.  | **AO18**No acceptable outcome is prescribed. |  |  |
| **PO19**Development is to ensure the protection and maintenance of places and items of cultural heritage.  | **AO19.1**A minimum separation distance of 50m is provided to the ‘bed and banks’ of watercourses and lakes. **AO19.2**A minimum separation distance of 50m is provided to cemeteries and burial sites as identified in Schedule 5 – Local Heritage Places. |  |  |
| **PO20**Proposed uses established in the Township zone do not conflict with existing rural land uses or the biodiversity (including MSES), scenic and community values of the area.  | **AO20**No acceptable outcome is prescribed. |  |  |
| **Residential Development (Dwelling Houses and Dual Occupancy)** |  |  |
| **Height** |  |  |
| **PO21** Sensitive land uses are not established within or adjacent to industrial uses. | **AO21**No acceptable outcome is prescribed |  |  |
| **Site Coverage and Setbacks** |  |  |
| **PO22**1. Residential building design and siting maintains the character of the locality in terms of building bulk.
2. Residential buildings are located to ensure the local amenity and streetscape are protected and enhanced.
 | **AO22.1**Residential buildings do not exceed the site coverage thresholds as follows:* Dwelling House – 50%
* Dual occupancy – 40%
* Site coverage of outbuildings not to exceed 15% of the remaining area.

**For Dual Occupancies:****AO22.2**Setback is not less than 6m from any road frontage; or**AO22.3**Setback is within 20% of the existing setbacks of adjoining properties; and**AO22.4**Side boundary clearances of not less than 1.5m and rear boundary clearance of not less than 6m from property boundaries. |  |  |
| **Residential Amenity for Dual Occupancies** |  |  |
| **PO23**The location and design of dual occupancies provides for adequate privacy, sunlight, ventilation and open space. | **AO23**No acceptable outcome is prescribed. |  |  |
| **Landscaping for Dual Occupancies** |  |  |
| **PO24**Landscaping on the site should be:1. visually pleasing and create an attractive environment;
2. located to take account of the direction of the breezes and sun; and
3. located to give privacy and buffering from any potential incompatible uses
4. located to avoid interference with electricity lines and infrastructure.
5. constructed so as not to block visibility at intersections on the state-controlled road.
 | **AO24**No acceptable outcome is prescribed. |  |  |