

6.2.243 Township zone code



Photograph 6.2.243-1
Example of a Township zone located at Jacobs Well. Photograph by Remco Jansen.

6.2.243.1 Application

This code applies to assessing all development in the Township zone.

When using this code, reference should be made to **Section 5.3.2** and, where applicable, **Section 5.3.3**, in **Part 5**.

Where development is identified in the **Commercial precinct** or **Large lot precinct** additional outcomes will apply to assessment.

Note: To the extent there is any inconsistency with the outcomes applying to the whole of the zone, the precinct outcomes will prevail.

6.2.243.2 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 purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses –
 - (i) consist of a range of **low-rise**, low-intensity housing forms to cater for changing housing needs;
 - (ii) include a mix of supporting non-residential uses that provide a convenient range of goods and services for the local community such as shops, halls, churches and schools;
 - (iii) for non-residential uses, occur as part of a mixed use neighbourhood centre in the business core of the township commercial precinct;
 - (iv) where outside the commercial precinct of the township, stand-alone non-residential uses such as neighbourhood store or emergency services are small scale and of a type and size that does not undermine the viability of existing or approved neighbourhood centres;
 - (v) that are tourism-related retain local values and are consistent with each township's size and character; and
 - (vi) do not detract from the residential amenity of the area.

Comment [MU2 - CP1]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

- (b) Character consists of –
- (i) low-intensity urban and semi-rural village environments with finite boundaries and an eclectic mixture of local services; and
 - (ii) streets that are pedestrian friendly and consist of mature trees with well maintained front gardens and low rise fencing offering a traditional community feel.

(c) **Amenity –**

Development achieves a level of amenity reasonably expected in the local context, having regard to:

- (i) the qualities of the locality;
- (ii) built form and scale;
- (iii) noise, privacy, safety, glare, odour and light; and
- (iv) traffic, parking, servicing and hours of operation.

(d) **Built form –**

- (i) is ~~low rise and~~ setback from property boundaries to protect the privacy of adjoining residences;
- (ii) has a building height and structure height that does not exceed that indicated on the **Building height overlay map**;
- (iii) does not exceed a Partial third storey where indicated on the **Building height overlay map** as having a building height of 9 metres;
- (iiiiv) maintains a ~~medium~~ site cover that is consistent with the planned character, and maximises opportunities for ~~to provide adequate area for~~ private open space, landscaping and on-site sewerage facilities;
- (iiiiv) is designed and constructed to complement the unique village character;
- (ivvi) is low density to reflect the character of the zone; and
- (ivvii) is setback from road frontages to complement the streetscape character and provide space for off street parking.

Note: The designated height on the Building height overlay map may not be achievable when taking into consideration outcomes, such as, but not limited to aviation restrictions, setbacks and site cover.

(de) **Lot design –**

- (i) supports low density residential living.

(ef) **Variations in the zone are –**

- (i) **Commercial precinct;**
- (ii) **Large lot precinct.**

(3) The purpose of the **Commercial precinct** will be achieved through the following additional overall outcomes:

- (a) Low scale non-residential uses locate along main streets and business core areas to protect residential amenity and efficiently service the local community.
- (b) Supermarkets with maximum GFA 1,500m² are accommodated.

(4) The purpose of the **Large lot precinct** will be achieved through the following additional overall outcomes:

- (a) Identify and protect larger lots that have particular constraints or local character and amenity values.
- (b) Land uses only consist of dwelling houses.
- (c) Subdivision of land is not envisaged.

6.2.243.3 Specific benchmarks for assessment

Part A applies to accepted development subject to requirements.

Part B applies to assessable development.

Comment [MU3 - CP2]: Theme: Built form and urban design - the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU2 - CP3]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU2 - CP4]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

Comment [MU3 - CP5]: Theme: Built form and urban design – the importance of a well-designed city;
Item 9 – Built form improvements

Comment [MU2 - CP6]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

PART A – ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS

Table 6.2.243-1: Township zone code – for accepted development subject to requirements

Required outcomes

Setbacks	RO1		
	Setbacks are as follows:		
	Setback	Minimum distances measured in metres (m)	
	Front	<ul style="list-style-type: none"> if roadside stall: 0m otherwise: 6m 	
	Side and rear	Height	Setback
up to 4.5m		1.5m	
for that part between 4.5m – 7.5m		2m	
	for that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
	Between on site habitable buildings (where not attached)	Double the applicable side setback.	

Site cover	RO2
	Site cover does not exceed 50%.

Height	RO3
	<p>Building height and structure height does not exceed that shown on the Building height overlay map.</p> <p>Building height does not exceed 2 storeys with a maximum height of 9m.</p> <p>AND</p> <p>Structures do not exceed a height of 9m.</p>

Comment [MU2 - CP7]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

	RO4
	Freestanding garages and carports do not exceed a height of 3.5m.

Density	RO5
	Density is one dwelling house per lot.
	OR
	Density does not exceed one dwelling per 400m ² .

Advisory note
Accepted development identified in the assessment tables as subject to requirements must comply with all the nominated requirements in this and other applicable codes.

PART B – ASSESSABLE DEVELOPMENT BENCHMARKS

Table 6.2.243-2: Township zone code – for assessable development

Performance outcomes	Acceptable outcomes																
Setbacks																	
PO1 Setbacks: (a) assist in the protection of adjacent amenity; (b) allow for access around the building; (c) contribute to a village streetscape character; and (d) allow for on-site car parking.	AO1 Setbacks are as follows:																
	<table border="1"> <thead> <tr> <th>Setback</th> <th>Minimum distances measured in metres (m)</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td> <ul style="list-style-type: none"> if roadside stall: 0m otherwise: 6m </td> </tr> <tr> <td rowspan="3">Side and rear</td> <td> <table border="1"> <thead> <tr> <th>Height</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>for that part between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>for that part exceeding 7.5m</td> <td>an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> </td> </tr> <tr> <td>Between on site habitable buildings (where not attached)</td> <td>Double the applicable side setback.</td> </tr> </tbody> </table>	Setback	Minimum distances measured in metres (m)	Front	<ul style="list-style-type: none"> if roadside stall: 0m otherwise: 6m 	Side and rear	<table border="1"> <thead> <tr> <th>Height</th> <th>Setback</th> </tr> </thead> <tbody> <tr> <td>up to 4.5m</td> <td>1.5m</td> </tr> <tr> <td>for that part between 4.5m – 7.5m</td> <td>2m</td> </tr> <tr> <td>for that part exceeding 7.5m</td> <td>an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table>	Height	Setback	up to 4.5m	1.5m	for that part between 4.5m – 7.5m	2m	for that part exceeding 7.5m	an extra 0.5m is added for every 3m in height or part thereof over 7.5m	Between on site habitable buildings (where not attached)	Double the applicable side setback.
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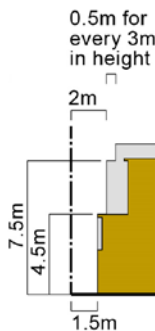


Figure 6.2.243-1
Illustration showing Township zone setback outcomes

Amenity	
PO2 Development achieves a level of amenity reasonably expected in the local context, having regard to: (a) the qualities of the locality; (b) built form and scale; (c) noise, privacy, safety, glare, odour and light; and (d) traffic, parking, servicing and hours of operation.	AO2 No acceptable outcomes provided.

Comment [MU3 - CP8]: Theme: Built form and urban design – the importance of a well-designed city; Item 9 – Built form improvements

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Site cover	
PO3 Site cover: (a) is balanced between built form and green areas for landscaped private open space; (b) contributes to a village character; and (c) provides areas for on-site sewerage facilities.	AO3 Site cover does not exceed 50%.

Performance outcomes	Acceptable outcomes
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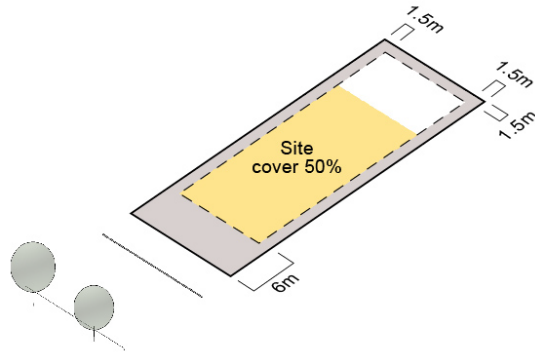


Figure 6.2.243-2
Illustration showing Township zone site cover outcomes

Height

PO43

Building height and structure height does not exceed that shown on the **Building height overlay map**.

OR

Building height does not exceed a Partial third storey where indicated on the **Building height overlay map** as having a building height of 9 metres.

Building height and structure height is low rise.

AO43.1

No acceptable outcome provided. Building height does not exceed:

- (a) 2 storeys with a maximum height of 9m; or
- (b) A partial third storey if within 9m.

AO3.2

Structures do not exceed a height of 9m.

Comment [MU2 - CP9]: Theme: Height and density - creating a sustainable city shape;
Item 1&2 – Building height overlay map and new building height categories

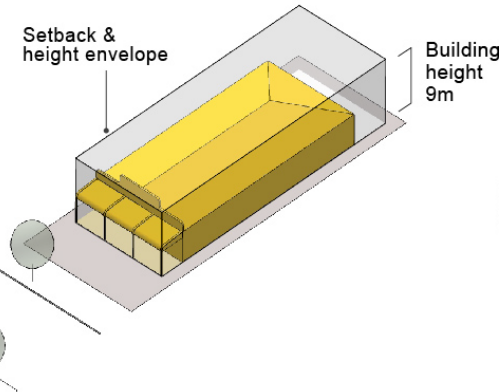


Figure 6.2.243-3
Illustration showing Township zone setback and height outcomes

PO54

Free standing garages and carports do not exceed a height of 3.5m.

Free standing garages and carports present to the street as very low rise.

AO54

No acceptable outcome provided. Freestanding garages and carports do not exceed a height of 3.5m.

Comment [MU2 - CP10]: Theme: Height and density - creating a sustainable city shape;
Item 1 & 2 – Building height overlay map and new building height categories

Density

Performance outcomes	Acceptable outcomes
<p>PO65 Low density complements the existing residential development of the township and protects its discrete character.</p>	<p>AO65 Density is one dwelling house per lot. OR Density does not exceed one dwelling per 400m².</p>
<p>PO76 Large lot precinct Residential density is limited to a dwelling house.</p>	<p>AO76 Large lot precinct No acceptable outcome provided.</p>
<p>Design and appearance</p>	
<p>PO87 All buildings are designed and constructed to complement the unique village character.</p>	<p>AO78.1 The roof form and pitch, façade articulation and detailing, window and door proportions and features such as verandahs, awnings, eaves and parapets reflect or incorporate existing design elements from other buildings within the township.</p>
	<p>AO87.2 Building design features, including patterns, textures and colours used are complementary to those of nearby buildings.</p>

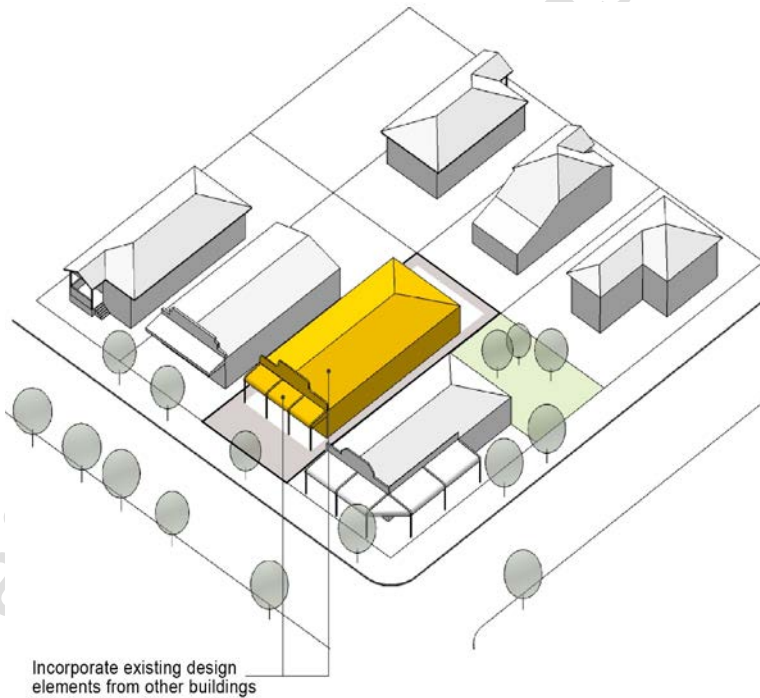


Figure 6.2.243-4
Illustration showing Township zone outcomes where buildings are designed and constructed to complement the unique village character

Lot design (for subdivision only)

<p>PO98 Lots are of a size that support low density and are configured to create practical shaped sites for intended development.</p>	<p>AO98.1 Minimum lot size is 600m².</p>
	<p>AO98.2 Minimum road frontage is 17m.</p>
<p>PO109</p>	<p>AO109</p>

Performance outcomes	Acceptable outcomes
<p>Large lot precinct New lots are not created. Note: this provision does not apply to land that is to be dedicated to Council or State for open space or infrastructure purpose.</p>	<p>Large lot precinct No acceptable outcome provided.</p>
<p>Commercial precinct</p>	
<p>PO110 In the Commercial precinct the GFA of a single shop does not exceed 1,500m².</p>	<p>AO110 No acceptable outcome provided.</p>
<p>Land uses</p>	
<p>PO124 Non-residential uses are small scale and stand alone, unless they are in the business core of the Commercial precinct.</p>	<p>AO124 For development outside of the business core of the Commercial precinct, a non-residential use includes a single tenancy and does not adjoin another existing or approved non-residential use.</p>