

6.2.10 Township zone code

6.2.10.1 Application

This code applies to assessing material change of use and building work for 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 located in Part 5.

6.2.10.2 Purpose

- (1) The **purpose** of the Township zone is to provide for :
 - a) small to medium urban areas in a rural or coastal 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.
- (2) The **local government purpose** of the code is to:
 - a) accommodate an appropriate mix of uses in the small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Linville, Minden, Moore, Somerset Dam and Tarampa that directly service local residents and surrounding rural areas, tourists and/or travellers; and
 - b) maintain the amenity and character of these small townships, having regard to the nature and scale of the mix of uses accommodated.
- (3) The purpose of the Township zone code will be achieved through the following **overall outcomes**:
 - a) Dwelling houses are the predominant use provided in the small townships;
 - b) A predominant low rise built form and low intensity scale of development is maintained, consistent with the semi-rural development character of the small townships;
 - c) The accommodation of non-residential activities is limited to those uses that service local residents and surrounding rural areas and tourists. The following uses may be established whereof a scale that is consistent with the amenity and low density character of the small township:
 - (i) business activities (including *agricultural supplies stores, food and drink outlets, hardware and trade supplies, offices, service stations, shops and veterinary services*);
 - (ii) community activities (*community uses and educational establishments [state schools]*);
 - (iii) entertainment activities (*hotels*);
 - (iv) industry activities (*low impact industry and service industry*); and
 - (v) tourist related uses such as *bed and breakfast, nature based tourism, short-term accommodation and tourist park*.
 - d) The development or expansion of business activities is limited in scale to satisfy only local needs and reinforce the primacy of the Somerset Region town centres network;
 - e) Industrial development is limited to *low impact industry and service industry* uses that are of a limited scale to mitigate potential amenity impacts on *adjoining premises*;
 - f) In the small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Linville, Minden, Moore and Tarampa, the existing subdivision pattern is largely retained consistent with the low density residential character of the zone and level of service by reticulated sewerage infrastructure. In those parts of the zone that are:
 - (i) serviced by the reticulated sewerage network, lots are generally greater than 1,000 square metres in area; and
 - (ii) not serviced by the reticulated sewerage network, lots are generally greater than 1,500 square metres in area, with any intensification of development required to

- demonstrate adequate arrangements to facilitate on-site effluent treatment and disposal;
- g) In the small township of Somerset Dam, the characteristic small lot subdivision pattern in the small township is largely retained, with lots generally greater than 400 square metres in area;
 - h) Residential development adjacent to rural areas does not interfere with the existing or ongoing use of the rural land for productive rural activities;
 - i) Development is serviced by the following infrastructure:
 - (i) the reticulated water supply network in the small townships of Linville, Somerset Dam and Tarampa;
 - (ii) an adequate on-site supply of potable water in the small townships of Coominya, Glamorgan Vale, Harlin, Jimna, Minden and Moore;
 - (iii) the reticulated sewerage network in the small township of Somerset Dam;
 - (iv) a sustainable on-site effluent treatment and disposal system that maintains environmental and water quality values in the small townships of Coominya, Glamorgan Vale, Linville, Harlin, Jimna, Minden, Moore and Tarampa; and
 - (v) stormwater drainage, electricity, gas and telecommunications services as appropriate; and
 - j) Development design promotes ecological sustainability through the incorporation of measures to achieve energy efficiency, water conservation;
 - k) Development conserves and sensitively integrates with historic places or items of cultural heritage significance;
 - l) The natural environment, including watercourses, wetlands, habitats, vegetation and bushland are retained, enhanced and buffered from the impacts of development;
 - m) The downstream water quality values in the receiving environments of Lake Somerset, Lake Wivenhoe and the Mid-Brisbane River are maintained and enhanced; and
 - n) Development responds to land constraints, including but not limited to topography, bushfire and flooding.

6.2.10.3 Assessment benchmarks

Part A—

Requirements for accepted development and assessment benchmarks for assessable development

Table 6.2.10.3—

Requirements for accepted development and assessment benchmarks for assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Building height	
PO1 <i>Building height:</i> (a) maintains the established low rise built form character of the small township; (b) is comparable with adjacent low density residential development in the locality; and (c) does not detract from the amenity enjoyed by <i>adjoining premises</i> .	AO1 <i>Building height does not exceed two storeys and 8.5 metres above ground level</i>
Building setbacks	
PO2 Building setbacks: (a) present a coherent streetscape; and (b) manage potential adverse impacts of non-residential development on the amenity enjoyed by <i>adjoining premises</i> .	AO2 Buildings and structures have a: (a) minimum side boundary clearance of 2.5 metres; and (b) minimum rear boundary clearance of 6 metres.

Performance outcomes	Acceptable outcomes																				
Outbuildings (Class 10a)																					
PO3 <i>Outbuildings</i> are not used for habitable or domestic purposes.	A03 <i>Outbuildings</i> are used for non-habitable purposes only.																				
For assessable development																					
Building scale																					
PO4 Building scale: (a) is consistent with the predominant low intensity scale of development in the small township; and (b) allows for generous landscaping and open space opportunities.	A04 <i>Site cover</i> does not exceed 50 percent.																				
Non-residential development																					
PO5 The provision of non-residential floor space balances the following needs: (a) adequate service of local residents and surrounding rural areas; (b) the delivery of an appropriate built form that is consistent with the character and amenity of the small township; and (c) the maintenance of the primacy of the Somerset Region town centres network.	A05 The maximum <i>gross floor area</i> for <i>business activities</i> does not exceed 250 square metres.																				
PO6 Non-residential development is consolidated on the main streets of small townships to: (a) increase their visibility; (b) assist in promoting tourism development opportunities on tourist routes; (c) make efficient use of available urban infrastructure; and (d) minimise intrusion into predominantly residential areas.	A06 Non-residential development locates on the following main streets: <table border="1"> <thead> <tr> <th>Small township</th> <th>Main street/s</th> </tr> </thead> <tbody> <tr> <td>Coominya</td> <td>Coominya Connection Road</td> </tr> <tr> <td>Glamorgan Vale</td> <td>Glamorgan Vale-Lowood Road Marburg Road</td> </tr> <tr> <td>Harlin</td> <td>Brisbane Valley Highway</td> </tr> <tr> <td>Jimna</td> <td>Bellbird Road School Road</td> </tr> <tr> <td>Linville</td> <td>Linville Road</td> </tr> <tr> <td>Minden</td> <td>Lowood-Minden Road Talleghalla Road</td> </tr> <tr> <td>Moore</td> <td>D'Aguilar Highway</td> </tr> <tr> <td>Somerset Dam</td> <td>Main Street (Esk-Kilcoy Road)</td> </tr> <tr> <td>Tarampa</td> <td>Lowood-Minden Road</td> </tr> </tbody> </table>	Small township	Main street/s	Coominya	Coominya Connection Road	Glamorgan Vale	Glamorgan Vale-Lowood Road Marburg Road	Harlin	Brisbane Valley Highway	Jimna	Bellbird Road School Road	Linville	Linville Road	Minden	Lowood-Minden Road Talleghalla Road	Moore	D'Aguilar Highway	Somerset Dam	Main Street (Esk-Kilcoy Road)	Tarampa	Lowood-Minden Road
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Amenity																					
PO7 The design, location and operation of development does not result in any undue adverse impact on the amenity of the locality, having regard to: (a) hours of operation; (b) lighting;	A07 No acceptable outcome provided.																				

Performance outcomes	Acceptable outcomes
(c) noise; (d) dust, odour and other airborne emissions; (e) public health and safety; (f) traffic generation; (g) the use of <i>advertising devices</i> ; (h) visual amenity; and (i) overlooking and privacy.	
PO8 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) lighting; (e) <i>advertising devices</i> ; (f) visual amenity; (g) privacy; (h) odour; or (i) emissions.	AO8 No acceptable outcome provided.