

### 6.5.8. Township zone code

#### 6.5.8.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5 of the planning scheme.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

#### 6.5.8.2. Purpose

The purpose of the township zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of small coastal and rural settlements comprising accommodation activities in the form of detached dwellings (predominantly detached dwelling houses) as dominant land use within the zone;
- (3) to provide for the development of a limited range of other uses within the accommodation activities group if they contribute the diversity of housing options needed for the township or it caters for the short-term stay of visitors;
- (4) to retain the role of townships as important support centres for coastal and rural communities by providing for the development of a limited range of non-residential uses which are compatible with and support the township and service convenience needs of the residents of the township and of the surrounding rural area; and
- (5) to facilitate the achievement of the overall outcomes sought for the zone.

#### 6.5.8.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
  - (a) a use within the accommodation activities group which:
    - (i) provides only for the long-term stay of residents or short-term stay of visitors;
    - (ii) is designed to be consistent with the character of a township which is predominantly comprised of detached dwellings; or
  - (b) a use which supports the residential dwellings of the township; or
  - (c) a use which services the convenience (day to day) needs of residents of the township or surrounding rural area; and

- (2) the development of a use within the accommodation activities group is a preferred use within the zone in the following circumstances:
  - (a) it is a caretaker's accommodation; or
  - (b) it is a community residence; or
  - (c) it is a dwelling house; or
  - (d) it is a dwelling unit; or
  - (e) it is a home based business and it complies strictly with specified design, siting, and operational requirements; and
- (3) the development of a use within the recreation activities group is a preferred use within the zone in the following circumstances:
  - (a) it is an environment facility; or
  - (b) it is a park;
- (4) if the development is a use within the accommodation activities group and it is not identified in Overall Outcome (2) above, the development occurs within the zone only in the following circumstances:
  - (a) it is designed to integrate with development in the immediate area;
  - (b) it is designed to be consistent with the character of the township and other uses in the immediate area;
  - (c) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
  - (e) the use:
    - (i) is non-resident workforce accommodation; or
    - (ii) is a relocatable home park; or
    - (iii) is a residential care facility; or
    - (iv) is a retirement facility; or
    - (v) is rooming accommodation; or
    - (vi) is short-term accommodation; or
    - (vii) is a tourist park; and
- (5) the development of a use that is not within the accommodation activities group occurs within the zone only in the following circumstances:
  - (a) it is designed to integrate with development in the immediate area;
  - (b) it is small in scale and provide convenience goods and services to support the residents of the townships and surrounding rural communities;
  - (c) it is consistent with the built form and appearance of development in the immediate area;
  - (d) it is located at a site adjoining an appropriate road in the planning scheme road hierarchy; and
  - (e) the use:
    - (i) is within the business activities group and is:
      - (A) an agricultural supplies store; or
      - (B) a funeral parlour; or
      - (C) a car wash; or
      - (D) a garden centre; or
      - (E) a hardware and trade supplies; or

- (F) a market; or
- (G) outdoor sales; or
- (H) a sales office; or
- (I) a service station; or
- (J) a veterinary service; or
- (ii) is within the centre activities group and is:
  - (A) an adult store; or
  - (B) a food and drink outlet; or
  - (C) health care services; or
  - (D) a shop; or
  - (E) a shopping centre that has a size determined based on the demonstrated local needs of the township and surrounding rural area; or
- (iii) is within the community activities group and is:
  - (A) a child care centre; or
  - (B) a club; or
  - (C) a community care centre; or
  - (D) a community use; or
  - (E) an education establishment; or
  - (F) a hospital; or
  - (G) a place of worship; or
- (iv) is within the entertainment activities group and is:
  - (A) a bar; or
  - (B) a function facility; or
  - (C) a hotel; or
  - (D) a theatre; or
- (v) is within the industrial activities group and is:
  - (A) a low impact industry; or
  - (B) a service industry; or
- (vi) is within the recreation activities group and is:
  - (A) indoor sport and recreation; or
  - (B) outdoor sport and recreation; or
- (vii) is within the special activities group and is:
  - (E) a cemetery; or
  - (F) emergency services; or
  - (G) a landing; or
  - (H) other uses within the special activities group if they are an essential component of infrastructure servicing the township; and
- (6) development that is likely to have a high impact on sensitive land use does not occur within the zone;
- (7) development contributes to a high level of amenity and an attractive living environment;

- (8) sensitive land use is not located in proximity to any established incompatible uses without appropriate design and siting to minimise adverse impacts on amenity;
- (9) the development is compatible with a form that is characterised by:
  - (a) a low 'net' dwelling density;
  - (b) building heights not exceeding two (2) storeys above ground level;
  - (c) low site cover;
  - (d) provision of private or communal open space for dwellings;
  - (e) appealing streetscapes and public places; and
- (10) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area; and
- (11) the development is provided with adequate infrastructure and essential services.

#### 6.5.8.4. Specific benchmarks for assessment

**Table 6.5.8.4.1 – Outcomes for development that is accepted subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes
<b>Built form</b>	
<b>PO1</b> The height and bulk of buildings and structures are consistent with the intended character of the zone and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.	<b>AO1.1</b> Building height (for buildings other than a Class 10a building under the Building Code of Australia) does not exceed: <ul style="list-style-type: none"> <li>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent; or</li> <li>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent.</li> </ul> <b>AO1.2</b> Building height of a standalone Class 10a building under the Building Code of Australia does not exceed the lesser of the following: <ul style="list-style-type: none"> <li>(a) if there is a dwelling house on the site, the height of the dwelling house; or</li> <li>(b) five (5) metres to the apex of the Class 10a building.</li> </ul> <b>AO1.3</b> Site cover does not exceed fifty (50) per cent.
<b>PO2</b> The design and siting of buildings and structures results in a high level of on-site amenity, and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following: <ul style="list-style-type: none"> <li>(a) minimisation of potential sources of nuisance;</li> <li>(b) provision of and maintenance of access to natural light and ventilation;</li> </ul>	<b>AO2.1</b> There is a 1.8 metre high screen fence located along all common lot boundaries between any sensitive land use and any use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.  <b>AO2.2</b>

Performance outcomes	Acceptable outcomes
<p>(c) provision of and maintenance of open space for any dwellings; and</p> <p>(d) provision of and maintenance of the privacy for any habitable buildings.</p>	<p>Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.2 of Schedule 10.</p> <p><b>AO2.3</b></p> <p>The development of a use within the accommodation activities group (other than an ancillary secondary dwelling) provides an open space area in accordance with the following:</p> <p>(a) each dwelling is provided with a private open space area as follows:</p> <ul style="list-style-type: none"> <li>(i) a minimum area directly accessible from the dwelling of fifty (50) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of six (6) metres by six (6) metres; or</li> <li>(ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or</li> </ul> <p>(b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres.</p> <p><b>AO2.4</b></p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> <li>(a) window sill heights a minimum of 1.5 metres above floor level; or</li> <li>(b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or</li> <li>(c) fixed external screens; or</li> <li>(d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.</li> </ul>

Performance outcomes	Acceptable outcomes
<b>Appearance</b>	
<p><b>PO3</b></p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area, by incorporating elements including but not limited to the following:</p> <ul style="list-style-type: none"> <li>(a) emphasis on entry points;</li> <li>(b) orientation to the street and any public places;</li> <li>(c) inclusion of structures or vegetation to screen any material stockpiles, waste storage areas, and building plant from view of the street or other public places; and</li> <li>(d) inclusion of vegetation to screen any large unarticulated walls.</li> </ul>	<p><b>AO3.1</b></p> <p>The development has a pedestrian entry point which is visible and accessible from the primary road frontage.</p> <p><b>AO3.2</b></p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p> <ul style="list-style-type: none"> <li>(a) a maximum height of 1.2 metres; or</li> <li>(b) a maximum height of 1.8 metres if having a minimum transparency of fifty (50) per cent.</li> </ul> <p><b>AO3.3</b></p> <p>Any material stockpiles, waste storage areas, or building plant is screened from view of the street and adjoining public places by one or more of the following:</p> <ul style="list-style-type: none"> <li>(a) a solid screen fence, or</li> <li>(b) a roof design feature; or</li> <li>(c) a wall; or</li> <li>(d) dense vegetation.</li> </ul> <p><b>AO3.4</b></p> <p>There is a densely vegetated buffer area having a depth of at least five (5) metres from the lot boundary, located along all common lot boundaries between a sensitive land use and any adjacent use within the business activities group, centre activities group, entertainment activities group, industrial activities group or special activities group.</p>

Table 6.5.8.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
<b>Land use</b>	
<p><b>PO4</b></p> <p>The use contributes to the development of a township which:</p> <ul style="list-style-type: none"> <li>(a) comprise the following: <ul style="list-style-type: none"> <li>(i) preferred uses for the zone (as identified in the overall outcomes for the zone); or</li> <li>(ii) other accommodation activities (as identified in the overall outcomes for the zone) that are designed to be consistent in form and appearance with preferred uses for the zone; or</li> </ul> </li> </ul>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
(b) comprise other small-scale relatively low-impact uses (as identified in the overall outcomes for the zone) that are not within the accommodation activities group, where they service the community or convenience needs of the residents of the township or the surrounding rural area.	
<b>PO5</b> The use contributes to a high level of amenity and an attractive living environment for residents in the immediate area.	No acceptable outcome is nominated.
<b>PO6</b> The use appropriately integrates with any established dwellings and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
<b>PO7</b> The development of a use that is not within the accommodation activities group occurs only if it is located at a site adjoining a road that is identifiable as the main street of the township or that is classified as a collector road or a higher order road in the road hierarchy, and the road: <ul style="list-style-type: none"> <li>(a) is designed to accommodate the traffic generated by the use;</li> <li>(b) provides for convenient and safe access; and</li> <li>(c) can minimise nuisance and disturbance to the surrounding residential area.</li> </ul>	<b>AO7.1</b> If the development is a use that is not within the accommodation activities group it is located adjoining a road in accordance with the following: <ul style="list-style-type: none"> <li>(a) if in the township of Cawarral, adjoining the following roads: <ul style="list-style-type: none"> <li>(i) Annie Drive; or</li> <li>(ii) Cawarral Road; or</li> </ul> </li> <li>(b) if in the township of Keppel Sands, adjoining the following roads: <ul style="list-style-type: none"> <li>(i) Roden Street; or</li> </ul> </li> <li>(c) if in the township of Marlborough, adjoining the following roads: <ul style="list-style-type: none"> <li>(i) Railway Street; or</li> </ul> </li> <li>(d) if in the township of Mount Chalmers, adjoining the following roads: <ul style="list-style-type: none"> <li>(i) Mount Chalmers Road; or</li> </ul> </li> <li>(e) if in the township of Ogmoo, adjoining the following roads: <ul style="list-style-type: none"> <li>(i) Dempsey Street; or</li> </ul> </li> <li>(f) if in the township of Stanage, adjoining the following roads: <ul style="list-style-type: none"> <li>(i) Banksia Road; or</li> </ul> </li> <li>(g) if in the township of The Caves, adjoining the following roads: <ul style="list-style-type: none"> <li>(i) Rossmoya Road; or</li> <li>(ii) Buch Square; or</li> </ul> </li> <li>(h) if in the township of Yaamba, adjoining the following roads: <ul style="list-style-type: none"> <li>(i) Yaamba Road.</li> </ul> </li> </ul>

Performance outcomes		Acceptable outcomes	
Dwelling density			
<b>PO8</b> If the development is for a use within the accommodation activities group, the use is designed in a manner that is compatible with the following: (a) the planned low dwelling density for the zone; (b) the ability of the land and infrastructure to support the development.		No acceptable outcome is nominated.	
Appearance			
<b>PO9</b> Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.		No acceptable outcome is nominated.	
Infrastructure			
<b>PO10</b> Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.		<b>AO10.1</b> The development complies with the requirements of the Development Works Code.	