THIS NEW PSP IS PROPOSED AS PART OF THIS AMENDMENT

Planning Scheme Policy
Township character

Consultation Version 2019

Table of amendments

Date of adoption and effective date	Planning scheme policy version number	Amendment type	Summary of amendments

Planning Scheme Policy - Township character

Adoption

Moreton Bay Regional Council adopted this planning scheme policy on xxx.

Commencement

This planning scheme policy will take effect from xxx.

1. Introduction

This policy supports the Moreton Bay Regional Council Planning Scheme and has been made by Council in accordance with Chapter 3, Part 4, Division 2 and Part 5, Division 1 of the *Sustainable Planning Act 2009*.

1.1. Purpose

The purpose of this planning scheme policy is to:

a) provide additional information in the form of images and explanatory text to provide design guidance about satisfying assessment criteria identified in the planning scheme;
b) accommodate urban growth sympathetic to rural lifestyle;
c) encouraging design solutions to reinforce a strong sense of rural identity and community;
d) increase stakeholder understanding of the range of alternatives and traditional architectural style elements to reinforce the historic Australian country town character of the zone which will create recognisable images, economic prosperity and community pride in the rural towns and villages of Dayboro, Samford Village, Woodford, Wamuran and D'Aguilar.

1.2. Application

This planning scheme policy may be applied to development in all precincts of the Township zone.

1.3. Interpretation

Terms used in this planning scheme policy are defined in Schedule 1 – Definitions of the planning scheme. Where a term is not defined in Schedule 1, section 1.3 Interpretation of the planning scheme applies.

1.4. Who should use the Township character planning scheme policy

This planning scheme policy is intended to be used by developers and designers, development assessment planners and building professionals. This document may be referred to in information requests.

1.5. How to read the Township character planning scheme policy

This planning scheme policy is not a prescriptive tool, it is intended to raise general awareness about design ideas and innovative solutions for development in the Township zone.

1.6. Disclaimer

Diagrams and photos used in the planning scheme policy may not comply with all assessment criteria in the planning scheme. Some diagrams and photos have been used to illustrate a particular element and should be used as such.

Where conflict occurs between the planning scheme and the content, diagrams or images in this policy, the planning scheme prevails.

2. Rural Township places

The Moreton Bay Regional Council Place model has been used in the Strategic framework to identify and describe a series of broad scale place types, each with a distinguishing mix and intensity of uses, development forms, character, function and special qualities to guide the planning and development of the diversity of places across the region. This approach is intended to integrate issues of sustainability and resilience with better designed and planned places with an appropriate mix and scale of activities.

Rural Townships have a long history and established individual character and identity which has evolved over time. This character provides an identity, conveys a particular image and produces an impact, particularly to visitors. Rural townships play an important social and economic role in the Moreton Bay Region providing a popular tourist destination for both residents and visitors.

The Township zone code and associated precincts seek to reinforce the rural community and country town character in relation to both the natural and man-made streetscapes and landscapes. They seek to prevent the intrusion of incompatible development to ensure the unique character of the rural towns and villages of Dayboro, Samford Village and Woodford is protected to reflect the strategic outcomes set out in the Strategic framework.

These communities enjoy a quiet, relaxed lifestyle where the surrounding rural and natural landscape, vistas and privacy are key features. Community activities within the townships and their rural heritage are also important elements to be protected. Rural townships are more than just retail centres, but also a cultural and community heart, a meeting place. As such the Township Code aims to protect and enhance the landscape, scenic and townscape values through design, building materials and siting of development and land uses rather than prohibition of development and land use.

In order to respect their origins and traditional roles, future development will contribute to the unique rural community character, with traditional and heritage design elements. Adaptation of development to suit changing community needs will be also important, as these areas continue to grow and provide the services expected by the surrounding populations. One of the key outcomes is for our townships to accommodate growth that is sympathetic to rural lifestyle allowing their rural identity to flourish and to avoid becoming an extension of major urbanised environments. The potential threat of urbanisation is becoming more apparent as new urban areas in the area are identified and pressure for urban growth in outer metropolitan areas continues.

Development should retain and enhance the unique character and identity of each place, to support social interaction, liveability, self-containment and tourism. The role and function of rural townships is to be thriving hubs of community and economic activity, providing an alternative to urban lifestyles, and providing tourism and recreation opportunities at a local and regional level.

The rural areas together with their rural townships are encouraged to become more self-contained, in terms of economic activities and housing choices available to existing and future residents while retaining rural character and identity, environmental and scenic landscape values and the health of ecosystem services in these areas.

The Township zone code seeks to protect the identity and unique sense of place that has developed in these historical settlements. The character of the townships is to be maintained by reinforcing its existing scale, massing, fabric and types of land-uses. Small rather than large developments will be preferred. Improvements to the streetscapes i.e. more interesting “spaces”, the addition of significant and mature street trees, and the installation of period street furniture will assist in reinforcing the preferred character. The way in which elements are designed and treated will dictate the impact of an area's character.

Land in the Township zone is included in one of four precincts. Zone precincts provide greater clarity about the types of development intended in a particular location. These precincts are briefly described below.

2.1. Township centre precinct

Places recognised as community, retail and commercial service centres. Uses include shops, service industry, office, short-term and temporary accommodation, community care centre, community use, and dwelling unit and dual occupancy if associated with a community or commercial use.

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The Township centre precinct is located in Woodford, Dayboro and Samford.

2.2. Township convenience precinct

Places providing convenience, small scale local services, commercial and retailing uses including shops, health care services, offices, service industry and community uses.

Wamuran

D'Aguilar

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2.3. Township residential precinct

Residential areas where the existing scale, density and character are maintained and consistent with a country town. Uses include dwelling house, dual occupancy on larger lots or community care centre, multiple dwelling, residential care, retirement facilities and short-term accommodation where close to a Township centre precinct.

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Dayboro

Samford

2.4. Township industry precinct

Low impact and service industry areas supporting local employment and service providers to the surrounding rural areas. Uses include low impact industry, medium impact industry (in appropriate locations), rural industry, service industry, warehouse, hardware and trade supplies and outdoor sales of agricultural machinery.

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Dayboro

3. Township Centre and Convenience Precincts Character

The Township centre precinct seeks to provide places for businesses, community activities, services and facilities to contribute to the social cohesiveness and economic vitality of the rural townships. This precinct reinforces the sense of rural identity, community and character and supports the rural areas of the region.

The Township convenience centre precincts seeks to provide convenience services at a smaller scale than the Township centre precinct, however this precinct still supports the rural areas of the region and reinforces the sense of rural identity and character.

The unique rural community character of areas and buildings within the Township centre and convenience precincts will be enriched through the following elements:

a) active frontages and main street;
b) inviting public parks and squares;
c) prioritising pedestrians and active transport;
d) traditional rural building form and roof styles;
e) rural elements, detailing and materials;
f) protection of landscapes including long distance vistas and panoramas; retention of mature trees and native vegetation;
g) low intensity and small scale;
h) ensuring the entrance to a township retains a 'gateway' or sense of arrival that is welcoming and distinguishes the township as a rural community.

The following describes and illustrates key features related to the performance outcomes in the Township centre precinct code and Township convenience precinct code.

3.1. Active frontages

An active frontage is a concentration of activity or goings-on at the front of a site or building, adjoining a public space such as a street or park. Active frontages make a public space interesting and encourage people to linger and stay. To be an active frontage, many elements must be combined to ensure the space is interesting, inviting, walkable and safe. A key component to active frontages is the use itself; activities such as shops, small offices and cafes promote the most active street fronts.

Generally, buildings should be built to align with the street as a way of reinforcing the traditional character and improving pedestrian amenity and activity at the street level. In some cases, buildings could be setback from the street alignment to create a square or a forecourt or to provide outdoor dining. Residential buildings and mixed-use buildings can also activate the street by providing a clear address, direct access from the street and direct outlook over the street.

Where an existing building is being utilised, it is important to orientate the use or activity towards the street and/or public space to contribute to the level of activity in the public space. This can be achieved by ensuring the access is clear and welcoming with direct footpaths, landscaping, activities that lead you to the building, and through incorporation of traditional streetscape elements such as awnings, artwork and street furniture with a heritage look.

The success of a park or square is often defined by the buildings and activities that frame the space. In this regard, it is important to ensure that buildings and activities fronting these spaces invite people to spend time in the space. For example, a square is the ideal place for outdoor dining, away from the noise of busy roads. People in restaurants and cafes spilling out into the square will make the square a more exciting and safe place to be. The edges of a public square are also important for people to stop and see what is happening and gain protection from inclement weather. The buildings around the edge of these spaces must be interesting and encourage people to linger outside, providing places and reasons to stop.

Development or re-development within a Township centre precinct and Township convenience centre precinct should incorporate the following design and activity features:

a) active ground-floor uses located at the same level as the footpath;
b) the use of clear glazing in building facades for all non-residential ground-floor uses to increase passive surveillance and add to the sense of street activity;

c) building frontages orientate and run parallel to the street alignment or public space they adjoin to provide access to the street frontage, public space or area of pedestrian activity;
d) building design and form should be carefully considered and include appropriate design responses to facilitate active frontages; facades should include traditional character and visual interest elements;
e) a 'fine grain' of uses and smaller tenancies that will allow for a greater diversity in activities and add to the character, such as smaller retail spaces, 'hole in the wall' shops/cafes, temporary stands, pop-up retail, performance spaces and other innovative uses of space;
f) car parking is not located in front of the building and does not dominate the streetscape;
g) larger tenancies should include multiple entrances with at least one entrance per street frontage.

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Examples of good street activation e.g. uses on footpath level, frontages orientated towards the street, traditional building design, and on-site car parking not dominating the frontage.

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Examples of non-activation caused by car parking being the dominant frontage feature.

3.2. Streetscape

The importance of the streetscape in creating functional and attractive townships needs to be recognised. The planning scheme places a high importance on main streets forming the core of townships, with the intent being that this will then flow on to increased productivity, economic and community benefits. A main street usually refers to a vibrant and active street with a continuous row of shops, small office spaces and restaurants. Main streets are usually located along a recognised major thoroughfare. Retail and commercial uses should be focused around the main street and decentralisation of shopping activity away from the main street should be avoided.

Examples of Township main streets. Main streets contain traditional character features (e.g. street furniture, mature vegetation, etc.) as well as a high level of street activation.

Walkability is an important feature of successful townships. Walkable towns are generally defined by their:

a) safe, navigable and attractive walking environments, by ensuring public areas are shaded, activated, have clear sightlines, good lighting and places to rest;
b) connected/permeable pattern of public and private spaces;
c) access points to cater for all users, including; older people, children and people with disabilities;
d) mix of activities that provide opportunities for multi-purpose trips.

Trees in the streetscape not only provide welcome shade and shelter for pedestrians but enhance its visual appeal by complementing the built environment and adding a changeable element that provides colour and texture. Street plantings can also provide a sense of enclosure and a sense of place for particular elements of the street. They can humanise the scale of the street be detracting from the wide expanse of the road reserve and help reduce the scale of larger buildings within the streetscape. Feature trees can also consolidate the character of towns, as seen in Dayboro.

The retention of established trees on private property where they contribute to the character of the townships, is strongly encouraged. The use of indigenous plant species in landscaped areas is also encouraged. Hard landscaping embraces a range of built elements which occur between buildings and in public spaces. This includes street furniture, water fountains, pathways, pathway treatments, roads, rest areas, barbecues, play equipment, fences and picnic shelters.

Streetscape features should be predominantly of natural materials, functional and low maintenance and have a more traditional feel. They should also have a consistent feel and character in order to make up the total streetscape. Streetscape features may be made of non-natural materials with a traditional timber look to assist in reducing costs and maintenance, particularly in areas away from the main street.

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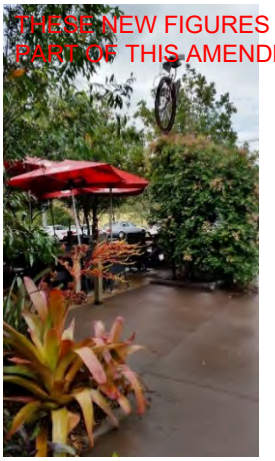

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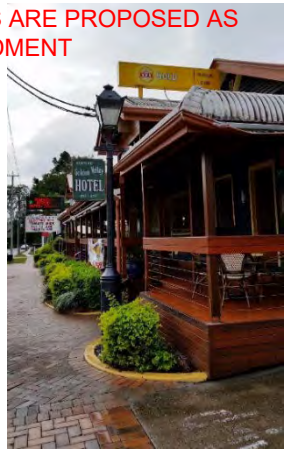
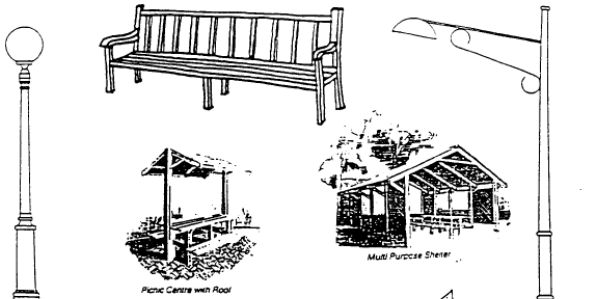
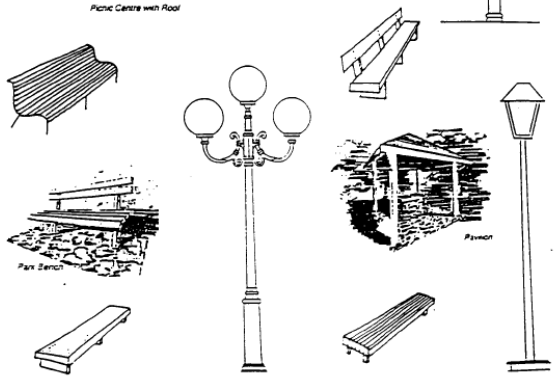


Woodford and Samford





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Examples of appropriate styles of street, park furniture, structures.

Key sites are locations within a township that have a high degree of visibility and have the opportunity to contribute to the visual interest and traditional rural township character of the place. Key sites are often located on corners and particularly at the entrance to the centre. It is important that the entrance to a township retains a 'gateway' or sense of arrival that is welcoming and distinguishes the township as a rural community. Key sites should be carefully developed to contribute to the character and richness of the centre through the inclusion of landmark elements and feature building entries. Furthermore, prominent corners should have attractive active frontages facing both directions in order to create interesting space.

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Crown Hotel provides a good example of the distinct character of the town and is located on a key site.

Woodford Village Hotel is located on a prominent corner and successfully contributes to the visual interest and traditional rural township character of Woodford.

A view is a range of vision while vistas are a view seen through a border, for example along a narrow avenue or between a row of trees, or a distant scene or panorama. Views or vistas can be directed to water, open space, picturesque natural areas such as mountains or farmlands, across a centre or to a landmark. A view or vista can announce the arrival to a township and reinforce the country town character providing a sense of location and place. Views and vistas should align to highlight the context or surrounds of a place and to improve legibility.

Views of both the urban and natural environments should be identified and analysed before designing site layouts to take advantage of them. This is primarily achieved by maintaining the sightlines between places and preserving the ability to see a landmark as a focus of the view.

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An example of a typical township vista with mountain ranges in the background.

3.3. Built form

The design of buildings should be appropriate to the place in which they preside. Built form provisions are utilised to achieve particular design outcomes to enhance local character. The traditional scale of a streetscape can be diminished if buildings significantly exceed surrounding building height, present large unarticulated facades or interrupt the rhythm of setbacks or roof lines. The design and form of buildings within a Centre or Convenience precinct need to be carefully considered to add to the traditional character and appearance of a main street and centre, providing pedestrian comfort, increasing the use or usability of a centre, make public spaces interesting and encouraging people to stay, increasing the safety (casual surveillance) as well as providing visual interest. To effectively achieve all of these objectives building design requires a number of factors to be considered with the most appropriate design response implemented. Factors and examples of design responses include, but are not limited to:

a) consistent building alignments and a defined public domain;
b) build to the street frontage, unless setbacks are required for on street dining or a public plaza or public open space;
c) uniform human scale, traditional building form and architectural styles, awnings, etc;
d) breaking up larger buildings into modules with the use of windows or balconies that are grouped or separated to create a pattern or rhythm;
e) use of traditional roof forms including medium pitched pyramids, hips or gables;
f) use of lightweight external elements to reduce building bulk and respond to local climatic conditions such as awnings, parapets, eaves, sunhoods, verandahs, louvres, fretwork, stained glass, ornamental panels, lattice screening, balustrades;
g) use of traditional building materials including painted timber in traditional subdued colours and corrugated iron;
h) conceal or screen service areas and equipment (e.g. service plants, vent stacks, telecommunication infrastructure, gutters, downpipes and signage) from primary frontages.

The following describes and illustrates key features related to the performance outcomes for built form.

3.3.1. Awnings and verandahs

Awnings are a typical inclusion on traditional commercial buildings and are both a functional and attractive addition. New development should incorporate awnings which extend for the full frontage and as far as possible to link into any abutting awnings so as to facilitate unbroken weather protection. Verandahs can be a desirable feature of two storey development.

Awnings should be incorporated with cantilever structural supports. Down-posts can be either simple or ornate and should be set back at least 600mm from the face of the kerb. In the case of two storey buildings the second storey should incorporate features such as verandahs, cornices, pilasters, recesses and projections.

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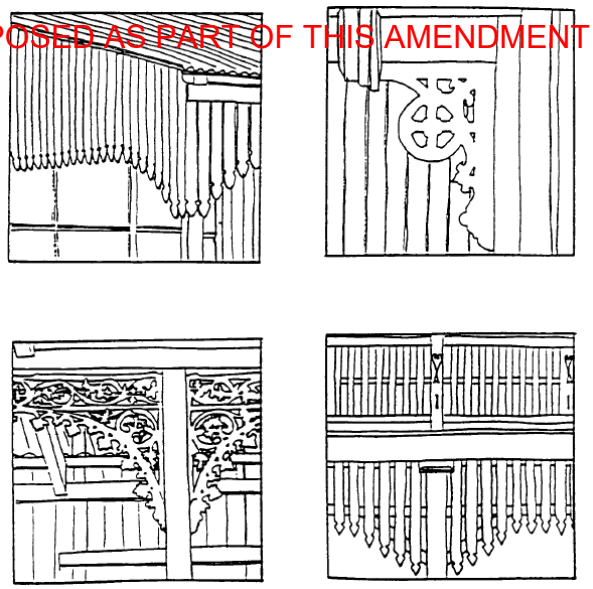

An example of an awning extending the full frontage of the premises, providing unbroken weather protection.

Conceptual styles of preferred awning and verandah design in the Township zone.

3.3.2. Roof form

The roof-line is one of the most important features determining the overall appearance of the building. Steep pitched (between 30 and 45 degrees) gables and hip roofs are preferred form. Where the width to be spanned by the roof is in excess of about 7.0 metres, multiple hips or gables or the addition of skillions is traditionally used. Examples of typical vernacular roof designs are shown below:

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Examples of appropriate roof forms and shapes in old and new buildings.

3.3.3. Parapets

Parapets are a conventional inclusion in the façade of traditional commercial buildings and serve as an identifier for the premises (generally where the name of the building or the business would be located/signage). Parapets vary from the simple to the relatively sophisticated. Pilasters are often used for support and ornamentation.

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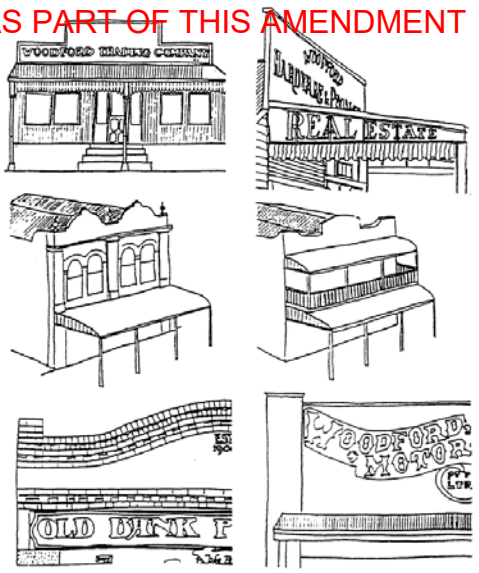
An example of a commercial building containing a traditional parapet.



Conceptual styles of preferred parapet designs.

3.3.4. Windows and doors

The emphasis with window and door openings in traditional buildings is the repetition of vertical lines and rhythm. A similar design emphasis should be incorporated in new buildings. Where large expanses of glass are required (such as display windows) vertical mullions, posts rails or other detailing should be used to break the expanse and suggest a vertical orientation of windows.

A similar vertical emphasis is sought with door openings. Double doors were often incorporated in traditional buildings. Embellishment of doors with window panels or sidelights and semi-circular fan lights assists in providing a traditional facade.

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Examples of preferred window and door detail styles. Doors are normally inset with a small landing, as shown in both examples above.

3.3.5. Detailing

Traditional buildings often include functional and decorative features such as window hoods, louvres, slats, shutters, ornamental panels and brackets, finials, gable vents, fretwork and stained glass. The inclusion of a combination of these features complements the built form and streetscape.

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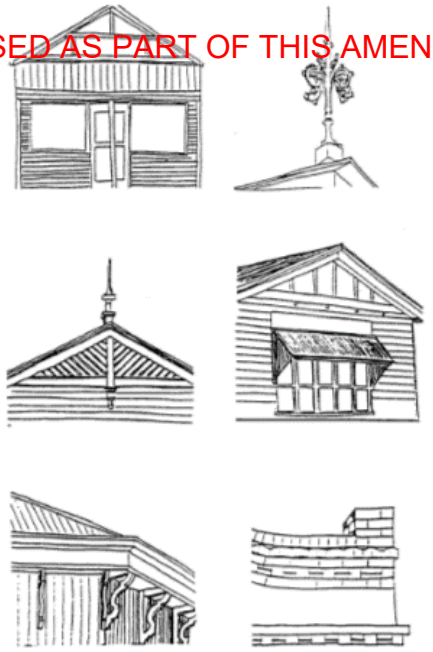
An example of a commercial township building incorporating traditional detailing.



Conceptual styles of preferred building designs.

3.3.6. Materials and Colours

Materials used should as far as possible be consistent with those traditionally employed. Timber with iron roofing is preferred, however, suitable variations may prove in keeping with the established style. Colours chosen should be traditional and successfully blend with surrounding buildings. Mid tone hues are preferred.

3.3.7. Signage

Criteria for signage, where regulated by the Planning Scheme, is located in Section 9.4.4 Advertising devices code. See Planning scheme policy - Advertising devices for guidance on how to achieve assessment criteria for signage within the Township zone.

3.4. Car parking and service areas

Car parking and service areas need to be carefully considered to ensure they do not dominate the streetscape or prevent the achievement of active and walkable centres. Townships rely heavily on the appropriate (not necessarily high) number of car parking spaces and the careful location and design of car parking areas. Design solutions for car parking areas are discussed below.

3.4.1. On-site parking and service areas

On-site parking should be located to the rear of the site or away from the street frontage to reduce negative impacts on the streetscape by maintaining active uses at the street and areas of public realm. On-site parking should be well screened and landscaped with plantings between parking bays to provide screening and improve the appearance as well as reduce heat loads from the car park surface and reflectivity from cars.

Parking and service areas at the frontage of a site should not dominate the streetscape.

Car parking should be located at the rear of the site and service and storage areas should be screened so they cannot be viewed from the street.

4. Township Residential Precinct Character

The Township residential precinct seeks to protect and strengthen the traditional character and unique sense of place in the township residential areas. Rural townships contain predominantly low-rise, detached Dwelling houses on larger residential lots. Other residential uses are encouraged to provide diversity and housing choices in the rural townships where they are able to retain a spaciousness that reflects the country town setting and are in proximity to existing commercial, retail and community uses. Residential development should reflect the existing rural community character and maintain community identity and the village feel of rural townships.

Woodford

Dayboro

Woodford

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The unique rural community character in the township residential areas will be enriched through the following elements:

a) traditional township building scale and form and roof styles;
b) heritage design elements and detailing, traditional colours and lightweight materials;
c) protection of landscapes including long distance vistas and panoramas;
d) retention of mature trees and the use of indigenous species to break up building mass;
e) absence of front fencing or the use of open farm style front fencing;
f) minimal site disturbance through the provision of building design to follow the contours of the site or step down the site.

4.1. Character

The traditional scale of a streetscape can be diminished if buildings significantly exceed surrounding building height, present large unarticulated facades or interrupt the rhythm of setbacks or roof lines. The setting of new buildings can detract from the character of a street if orientation or setbacks conflict with traditional settings or if garages dominate the frontage. Insensitive use of cut and fill for building pads, slab on ground and retaining walls should be avoided, rather the use of pole and timber floored housing on slopes retains natural landscape. Traditional roof styles as detailed above at section 3.3.2 should be incorporated.

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New development in the Township residential precinct should incorporate traditional township scale, form, design and front setbacks in order to achieve consistency with the surrounding township character.

Historically, township character was influenced by the limited range of materials available. The use of "timber and tin" provided a unifying theme of painted timber walls and corrugated steel roofing. Elements such as eaves, sunhoods, verandahs, lattice screens, balustrades and batten panels that cast shadows and provide three-dimensional effects assist in establishing the desired character. These lightweight external elements assist in reducing building bulk, form a transition with the external landscape and also mitigate the local climatic conditions of strong sun and high rainfall. The character of a street can be reduced by structures that do not incorporate shade-forming elements and that

present a flat facade to the street. Further information about appropriate materials and detailing to achieve desired character are discussed above in sections 3.3.4 to 3.3.6.

As detailed above in section 3.2 views of both the urban and natural environments should be identified and preserved. Residential uses should visually complement the landscape through building design. Structures located on ridgelines or hilltops should be avoided. Mature trees should be retained wherever possible to strengthen the township character and the planting of appropriate indigenous species is also encouraged. The use of exotic species is discouraged.

An example of an overuse of cut and fill, resulting in impacts on the visual amenity and landscape of the area. Dwelling houses should not be located on ridgelines or hilltops.

Dwellings that incorporate traditional township design elements (e.g. eaves, verandahs, timber and corrugated steel roofing) and colours which respect and respond to the surrounding rural landscape, vegetation and geography are preferred.

4.2. Screening - fences and walls

Fencing and screening complements the rural character and open appearance of the streetscape by:

a) avoiding front fencing or where incorporated, maintains an open appearance to the streetscape through the use of farm style fencing (e.g. post and rail or wire);
b) maintaining surveillance between buildings and public spaces.

5. Township Industry Precinct Character

A range of industrial activities are established in the Township industry precinct which are of a low intensity and scale and provide appropriate employment opportunities for the township and the surrounding rural sector. It is important industrial uses do not significantly detract from the rural community character of the township or negatively impact the amenity of surrounding areas. While the functional needs of industrial uses often require structures of a bulkier scale and greater height (e.g. up to 15m), design must be sympathetic to and contribute to townscape values.

Consideration of façade treatments, vehicle movements, parking location and prioritisation of pedestrians and cyclists will assist in protecting and enhancing the character and unique sense of place of rural townships. Unless it can be clearly demonstrated that the proposed use will have no significant negative impact on the existing or desired character of the area or the amenity of adjoining land owners, a combination of the elements suggested below should be incorporated.

Dayboro

Woodford

The traditional scale of a streetscape can be diminished if buildings present large unarticulated facades or interrupt the rhythm of setbacks or roof lines. Furthermore, the setting of new buildings can detract from the character of a street if orientation or setbacks conflict with traditional settings or if roller doors dominate the frontage. Insensitive use of cut and fill should be avoided.

Detailing such as roof overhangs, eaves, awnings and lattice assist in establishing the desired character and provide pedestrian friendly building elements. These lightweight external elements also assist in reducing building bulk, form a transition with the external landscape and also mitigate the local climatic conditions of strong sun and high rainfall.

Vehicle access should be located at one side of the development with parking located at the side or rear and screened from view of the main frontage. Car parking must be accommodated on the land and should be sited and constructed so as to minimise the impact on rural landscape character of the site and surrounding locality. Where required, roller doors for truck access are to be located out of view from the street frontage.

5.1. Signage

Criteria for signage, where regulated by the planning scheme, is located in Section 9.4.4 Advertising devices code. See Planning scheme policy - Advertising devices for guidance on how to achieve assessment criteria for signage within the Township zone.

6. References / Resources / Acknowledgements

Buckley Vann Town Planning Consultants Moreton Bay Rural Areas Strategy - Final Strategy Report January 2013.

Visual Diary Character Area Studies for Dayboro Valley and Village, Samford Valley and Village, Mt Nebo and Mt Glorious.

Caboolture Shire Plan (Superseded) - Schedule 9, Woodford Design Guidelines.