



## Information Sheet

### 5. Township zone

Council's Planning Scheme commenced on 1 February 2016. Since this time council has been working on the proposed amendment to the scheme to ensure it remains a living document that supports growth and maintains the region's unique characteristics.

Council previously consulted the community on the proposed improvements to the planning scheme and supporting planning scheme policies. Council has now reviewed and considered much of this feedback, using it to inform the development of a new planning scheme amendment.

Council is now seeking community feedback on the new proposed amendment to the planning scheme and planning scheme policies.

The proposed changes generally aim to improve functionality and address implementation issues which have been identified since the planning scheme first came into effect.

The changes summarised in this information sheet may also be made in other areas of the planning scheme where similar outcomes are sought.

The proposed amendment only relates to changes to certain parts and provisions of the planning scheme. For example, whilst the proposed amendment is seeking to change car parking provisions for secondary dwellings, other requirements for secondary dwelling already exist in the planning scheme (design and setbacks etc.) and are proposed to continue. To determine the requirements for any proposed development the planning scheme must be considered in full.

The key changes described in this information sheet relate primarily to the Township zone which covers areas such as Samford, Dayboro, D'Aguilar and Woodford. Changes are proposed to introduce additional guidance to protect and reinforce the rural character and historical identity of these small towns and villages.

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#### Speak with a planner

Call the planning advice line on 5433 3496 or email [mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)



#### View the plan in person

View a copy at your local council customer service centre.

## Proposed key changes include the following:

### Reinforcing rural character and historical identity

Areas that are zoned Township are typically villages or small towns located within an otherwise rural area where a mix of land uses is anticipated. Proposed changes include specifying that one of the purposes of the zone is: '... to protect and reinforce the rural character and historical identity of the township and its unique sense of place'.

In order to achieve this purpose, changes are proposed to ensure the integration of traditional and heritage design elements are considered when assessing development. Additionally, protection of significant views and acknowledgement of tourist use will be considered when assessing development in the Centre and Convenience precincts within the Township zone.

Changes to requirements for development are also proposed to implement the outcomes described above in the design, appearance, access and use of new buildings and public spaces (i.e. footpath and street) throughout the zone and refer to more detailed guidance in a proposed new Planning Scheme Policy - Township character.

More specifically, the proposed changes include:

- Minimum front setback in the Industry precinct reduced to three (3) metres (from six (6) metres) combined with new considerations around character such as appearance from the street.
- In the Residential precinct requirements are included addressing the design, scale and location of covered car parking spaces and domestic outbuildings to avoid negative impacts on the existing character of the precinct and adjoining properties.

These proposed changes occur in Part 6 of the planning scheme.

### Housing in residential areas

The planning scheme provides for a variety of housing in township residential areas i.e. dwelling houses, short-term accommodation, dual occupancies (duplexes) and retirement and aged care. The planning scheme includes outcomes to ensure that more dense developments integrate with the surrounding neighbourhood. Changes are proposed which clarify the intent for Multiple dwellings (such as townhouses, flats and triplexes) to occur in township residential areas provided the development is located within 800m of the township centre (i.e. near commercial/retail uses). The proposed changes also clarify that Relocatable home parks are an inconsistent use in the zone.

For dwelling houses, the proposed changes include the removal of the 6m rear setback requirement and propose reliance on Queensland-wide standards (Queensland Development Code).

These proposed changes occur in Part 6 of the planning scheme.

### Domestic outbuildings (sheds)

Domestic outbuildings include sheds, garages, carports and the like. Some existing requirements for domestic outbuildings are proposed to be amended, including:

- The planning scheme sets a maximum building height of 3.5 metres for domestic outbuildings in township residential areas. Changes proposed include this being increased to a maximum building height of four (4) metres and a mean height not exceeding 3.5 metres. This change responds to the desire for larger sheds.
- Clarification that a minimum 5.4m front setback distance is required for domestic outbuildings (sheds, garages, carports).
- Clarification that requirements for maximum garage and carport widths only apply when located within 20 metres of the street.

- Limitations on domestic outbuildings on a lot are currently based on lot size and gross floor area. Proposed changes see the gross floor area limits being replaced with the combined roof area of the buildings and structures (the numerical standards remain the same).

These proposed changes occur in Part 6 of the planning scheme.

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