

Zone: Township

The purpose of the Township zone is to provide for:

- small to medium urban areas in a rural area;
- 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;
- tourist attractions and short-term accommodation, if appropriate for the area.

The purpose of the Township zone is achieved through the following overall outcomes, including but not limited to:

- The zone supports a mix of low density residential and small-scale non-residential uses consistent with maintaining the viability and liveability of the townships while preserving the semi-rural character.
- The dominant form of residential development is detached Dwelling houses.
- Non-residential uses:
 - service the convenience needs of the local community, travellers and tourists; or
 - support the establishment of small-scale businesses that support surrounding rural activities.
- Non-residential uses are clustered and centrally located where they can be conveniently and safely accessed without having an adverse impact on residential amenity.
- The individual character and amenity of the townships are maintained.

- The reuse or redevelopment of existing buildings for either residential or non-residential uses is encouraged.
- Development is cohesive and contained with a distinct boundary with the adjoining rural area. Extensions to the townships are limited to those areas where there is need demonstrated by lack of lots available for development and growth of population.
- Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level. New development is compatible with and improves the local streetscape character, is built to a high standard of urban and landscape design that creates attractive and functional buildings, streets and places.
- The residential amenity is protected by sensitive design and siting of non-residential uses and buffering between potentially conflicting uses.
- Development ensures there is no unreasonable loss of amenity for surrounding sites, having regard to matters such as noise, lighting, waste, fumes, odours, overlooking, public health and safety.
- Places, buildings or features of a heritage area or heritage place are protected and improved by development to preserve the historical character, amenity and identity of the locality.
- Development in Local heritage areas protects the streetscape and traditional township character by designing new buildings that reflect the existing building materials and respect vertical and horizontal rhythms of the existing streetscape without replicating or mimicking heritage detailing.

EXAMPLES OF CONSISTENT USES

Animal keeping Bar (where less than 250m ² GFA) Car wash Club Educational establishment Environment facility Food and drink outlet (where less than 250m ² GFA)	Health care service Home-based business Hotel (where less than 250m ² GFA) Indoor sport and recreation Low impact industry (where less than 250m ² GFA) Office (where less than 100m ²)	Park Place of worship Service station (where less than 250m ² GFA) Short-term accommodation Showroom (where less than 250m ² GFA) Veterinary service
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Zone: Township

WE WOULD LIKE TO SEE

Agricultural Supplies Store



Dwelling House



Garden Centre



Market



WE WILL CONSIDER

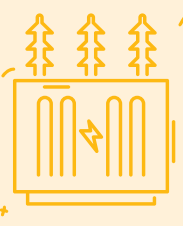
Caretaker's Accommodation



Shop



Substation

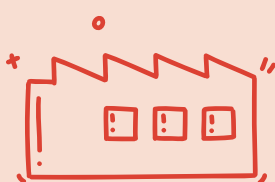


Childcare Centre



WE WOULD PREFER NOT TO SEE

Warehouses



High Impact Industry



Intensive Animal Industry

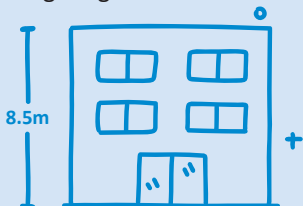


Special Industry

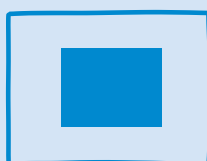


AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Building Height - 8.5m maximum



Site Cover - 50% max



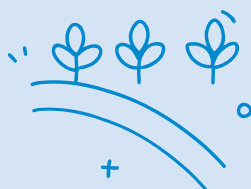
Water Quality



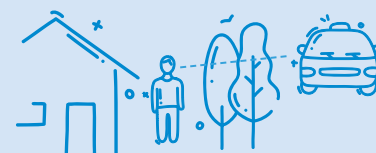
Amenity



Landscaping



Crime Prevention Through Environment Design (CPTED)



FOR MORE INFORMATION

Visit: www.lockyervalley.qld.gov.au
 Contact: Council's Growth & Policy Team on 1300 005 872
 Email: planningscheme@lvrc.qld.gov.au
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

