6.2.6.9 Township zone code

1. The purpose of the township zone is to provide for:
2. small to medium urban areas in a rural or coastal area; and
3. 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
4. [tourist attractions](Definitions.docx#TouristAtt) and [short-term accommodation](Definitions.docx#Shortterm), if appropriate for the area.
5. The purpose of the zone will be achieved through the following overall outcomes:
6. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
7. [Theme 2: Brisbane’s outstanding lifestyle](Part3Theme2.docx) and [Element 2.2 – Brisbane’s housing and accommodation choices](Part3Theme2.docx#Part343Element22);
8. [Theme 5: Brisbane’s CityShape](Part3Theme5.docx) and [Element 5.6 – Brisbane’s Greenspace System](Part3Theme5.docx#Part377BrisGreenspace).
9. Development protects the unique environment of Moreton Island and Moreton Bay.
10. Development is of a type and form that recognises the Moreton Island townships' island context and very limited range of services and infrastructure as a determining factor in planning for appropriate land uses and constraining human activity, and is consistent with the capacity of the basic infrastructure services available in the [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).
11. Development protects the sensitive environmental values of the [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping).
12. Development is of a type and form that maintains the role and natural and cultural character and values of the Moreton Island townships of Bulwer, Cowan Cowan and Kooringal, and preserves their distinctive and special character derived from their small-scale, isolated location and natural environment, with substantial natural vegetation and small-scale buildings constructed generally of low-impact materials.
13. Development is highly reflective of, and responsive to, the significant environmental values of Moreton Island.
14. Development is low impact and self-sufficient in terms of energy generation, water collection and effluent disposal.
15. Development for residential uses primarily comprises allotments containing 1 [dwelling](Definitions.docx#Dwelling).
16. Development does not extend outside the current township boundaries and the number of lots in the townships is not increased.
17. Development for a small-scale retail, commercial, industrial, administrative, cultural, [community facility](Definitions.docx#CommunityFacilities) or residential use or infrastructure reflects local housing needs and directly supports and services the needs of both local residents and visitors.
18. Development for an industrial use or waste management infrastructure does not have an adverse impact on a [sensitive use](Definitions.docx#SensitiveUse).
19. Development is designed and sited so that it does not have an adverse impact on the [amenity](Definitions.docx#Amenity) of an adjacent use.

Note—The [Township zone](http://www.brisbane.qld.gov.au/planning-building/planning-guidelines-tools/brisbane-city-plan-2014/city-plan-2014-mapping) is fully covered by the [Moreton Island settlements neighbourhood plan](MoretonIslandLP.docx) that contains specific provisions relating to development of Bulwer, Cowan Cowan and Kooringal.