

6.2.6.9 Township zone code

- (1) The purpose of the Township zone code is to provide for small to medium size urban settlements located within rural or coastal areas. Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community. Tourist facilities such as tourist attractions and short-term accommodation, of the area may be appropriate.
- (2) The local government purpose of the code is to:
 - (a) Implement the policy direction set in the Strategic Framework, in particular:
 - (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;
 - (ii) Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System.
 - (b) Maintain the role of the Moreton Island townships of Bulwer, Cowan Cowan and Koorringal and preserve their distinctive and special character derived from their small scale, isolated location and their natural environment.
 - (c) Recognise the Moreton Bay 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.
 - (d) Protect the unique environment of Moreton Island and Moreton Bay.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is of a type and form that is consistent with the capacity of the basic infrastructure services available in the Township zone.
 - (b) Development protects the sensitive environmental values of the Township zone.
 - (c) Development is of a type and form that maintains the natural and cultural character and values of the Moreton Bay townships with substantial natural vegetation and small scale buildings constructed generally of low impact materials.
 - (d) Development is highly reflective of, and responsive to, the significant environmental values of Moreton Island.
 - (e) Development is low impact and self-sufficient in terms of energy generation, water collection and effluent disposal.
 - (f) Development for residential uses are primarily comprised of allotments containing 1 dwelling.
 - (g) Development does not extend outside the current township boundaries and the number of lots in the townships is not increased.
 - (h) Development for a small-scale retail, commercial, industrial, administrative, cultural, community facility or residential use or infrastructure reflects local housing needs and directly supports and services the needs of both local residents and visitors.
 - (i) Development for an industrial use or waste management infrastructure does not have an adverse impact on a sensitive use.
 - (j) Development is designed and sited so that it does not have an adverse impact on the amenity of an adjacent use.

Note—The Township zone is fully covered by the Moreton Island settlements neighbourhood plan that contains specific provisions relating to development of Bulwer, Cowan Cowan and Koorringal.