

## 6.2.4 Township Zone Code

### 6.2.4.1 Application

This code applies to assessable development and accepted development subject to requirements:

- (a) Within the Township zone as identified on the zone maps contained in Schedule 2: Mapping; and
- (b) identified as requiring assessment against the Township zone code by the tables of assessment in Part 5 (Tables of assessment).

### 6.2.4.2 Purpose

The purpose of the Township zone is to:

- (a) provide for small urban settlements surrounded by the Rural zone;
- (b) allow a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space which support the needs of the local rural community;
- (c) allow for tourist attractions and short-term accommodation which may be appropriate uses in the zone; and,
- (d) generally provide opportunities for development that does not affect the amenity or character of the town, and that can be easily established and would contribute to the economic viability of the town.
- (e) ensure that development maintains the integrity and water quality of the Murray-Darling Basin Catchment.

### 6.2.4.3 Overall Outcomes

The overall outcomes sought for the Township zone code are as follows:

- (a) a range of residential, retail, commercial, industrial, administrative and cultural uses are provided;
- (b) a range of residential dwelling types and densities which reflect local housing needs are provided;
- (c) development protects and enhances the unique local or historic character of a town in a predominantly rural area;
- (d) development services the needs of both local residents, residents of the surrounding rural area and visitors;
- (e) development is designed to incorporate sustainable practices including maximising energy efficiency, water conservation and transport use;
- (f) development is reflective of and responsive to, the environmental constraints of the land;
- (g) development provides a high level of amenity, embraces sustainable practices and is reflective of the surrounding character of the area;
- (h) development is facilitated where it has a direct relationship with the local or historic character;
- (i) community facilities and infrastructure which directly supports the local community is facilitated;

- (j) development has access to infrastructure and essential services;
- (k) non-resident workforce accommodation is not supported in this zone;
- (l) industrial land uses are appropriately located and managed to protect the health, wellbeing, amenity and safety of communities and individuals from impacts of air, noise and odour emissions and the impacts of hazardous materials; and,
- (m) proposed sensitive land uses must be planned, located and developed in a way that is responsive to already established industrial land uses.

#### 6.2.4.4 Assessment benchmarks

**Table 6.2.4.4.1: Benchmarks for accepted development subject to requirements and assessable development**

TOWNSHIP ZONE CODE	
for all the Township zone (Amby, Jackson, Muckadilla, and Mungallala):	
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>PLANNING</b>	
<b><i>Use, density and built form</i></b>	
<b>PO 1 Scale</b> Uses other than <i>Accommodation activities</i> : <ul style="list-style-type: none"> <li>a) are of a small-scale and low intensity;</li> <li>b) do not prejudice the operation and viability of other uses or activities in the Township Zone or other zones; and</li> <li>c) have all car parking needs met on site.</li> </ul>	<b>AO 1.1</b> For uses other than <i>Dwelling uses</i> , the total use area for non-dwelling uses shall be less than 150 m <sup>2</sup> .  <b>AO 1.2</b> The number of on-site car parking spaces required to be provided in conjunction with any non-accommodation activity use in accordance with Schedule 7, Parking Standards, does not exceed ten.
<b>PO 2 Location</b> Uses other than <i>Accommodation activities</i> (township) are located so as: <ul style="list-style-type: none"> <li>a) not to prejudice the consolidation of like non-residential uses in other more appropriate areas;</li> <li>b) to be co-located with other non-residential uses wherever possible;</li> <li>c) to be accessible for, and provide a service to, the immediate local population; and</li> <li>d) to be located on the major road network rather than local residential streets.</li> </ul> Note: Non-residential uses are any uses that are not associated with a dwelling use.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p><b>PO 3 Density and site coverage</b></p> <p>Development does not impact adversely on the residential amenity of the Township Zone through over-intensification.</p> <p>The site area available for 'mixed use' (an accommodation activity in combination with another activity) is sufficient to allow for a high standard of residential amenity.</p>	<p><b>For all uses</b></p> <p><b>AO 3.1</b></p> <p>Site coverage, not including paths, residential outbuildings and carports shall not exceed 60% of the premises.</p> <p><b>For 'mixed use' activities:</b></p> <p><b>AO 3.2</b></p> <p>The site has a minimum area of:</p> <p>(a) 450 m<sup>2</sup> where reticulated sewerage is available; or</p> <p>(b) 1500 m<sup>2</sup> where reticulated sewerage is <b>not</b> available; or</p> <p><b>AO 3.3</b></p> <p>Where dwelling units are attached to business, or community activities – a maximum of two dwelling units is permitted.</p> <p>Note: 'Mixed use activities' are a business, community or entertainment activity co-located with an <i>Accommodation activity</i>.</p>
<p><b>PO 4 Setbacks</b></p> <p>Building setbacks:</p> <ol style="list-style-type: none"> <li>enhance the appearance and character of streets and buildings;</li> <li>are appropriate to the scale of the development and the intended character of the Township zone;</li> <li>provide for adequate daylight for habitable rooms and open space areas on and adjoining the site;</li> <li>are sufficient to minimise loss of privacy, overshadowing and overlooking of adjoining premises; and</li> <li>provide adequate separation and buffering between residential and non-residential premises.</li> </ol>	<p><b>For Dwelling house:</b></p> <p><b>AO 4.1</b></p> <p>Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>, except that side boundary clearances are a minimum of 2.5 m, and rear boundary clearances are a minimum of 4.5 m.</p> <p><b>For all uses other than Dwelling house:</b></p> <p><b>AO 4.2</b></p> <p>Buildings and car parking areas are set back a minimum of 6 m from the primary street frontage, 3 m from any secondary frontage and 3 m from the side and rear boundaries.</p>
<p><b>PO 5 Height</b></p> <p>The height of buildings is compatible with and complementary to the character of the residential environment and does not unduly reduce privacy or access to sunlight on adjoining land.</p>	<p><b>AO 5.1</b></p> <p>The height of buildings and structures does not exceed 8.5 m above natural ground level.</p> <p><i>It has been suggested that the PO is adequate and we do not need a specified height.</i></p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p><b>PO 6 Separation from incompatible land uses</b></p> <p>Adequate separation distances are provided between uses in the Township zone to ensure:</p> <ul style="list-style-type: none"> <li>a) the future viability of surrounding uses;</li> <li>b) infrastructure items are protected from incompatible development;</li> <li>c) an appropriate standard of amenity and public safety; and</li> <li>d) conflict arising from incompatible uses is minimised.</li> </ul>	
<p><b>PO 7 Outbuildings and ancillary storage</b></p> <p>Outbuildings and other ancillary storage structures shall not compromise the amenity of the Township zone.</p>	<p><b>AO 7.1</b></p> <p>Boundary setbacks are provided in accordance with the <i>Queensland Development Code MP 1.2</i>.</p> <p><b>AO 7.2</b></p> <p>The size of outbuildings is restricted to structures a maximum of 4.2 m in height.</p> <p><b>AO 7.3</b></p> <p>The combined site coverage of all outbuildings is not to exceed 15% of the remaining site area available without buildings already constructed upon it.</p> <p><b>AO 7.4</b></p> <p>A maximum of one shipping container used for storage that is incidental to the primary land use, is permitted at the premises.</p> <p><b>AO 7.5</b></p> <p>The use of shipping containers for permanent private storage is permitted only in circumstances where the shipping container:</p> <ul style="list-style-type: none"> <li>a) is incidental to the primary use of the site and occurs only on a lot where a principal building exists;</li> <li>b) is located behind the principal building and is screened from any road frontage and adjoining property through the use of landscaping or other suitable screening structures (i.e. lattice);</li> <li>c) includes a stormwater discharge system in accordance with the Building Code of Australia and Council requirements to prevent rainwater ponding on the roof or nuisance to adjoining properties;</li> <li>d) does not exceed 3 m in height and a total length of 12 m;</li> <li>e) is uniform in colour and compliments the principal building to which it is ancillary;</li> </ul>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p>Note: Ancillary non-residential uses are any uses that are not ancillary to the activities within a dwelling.</p>	<p>f) is in good repair with no visual rust marks;</p> <p>g) is not used as fencing or screening;</p> <p>h) is not used as an advertising device or as a commercial storage facility;</p> <p>i) is not used for human habitation; and</p> <p>j) is not located within 250 m of a heritage or character building.</p> <p>Note: 'Outbuildings' include any form of shipping container, railway carriage, pre-fabricated building or the like, that is used for the purposes of domestic storage.</p>
<b>AMENITY</b>	
<b><i>Advertising signage – refer to the Operational works advertising devices code</i></b>	
<b><i>Heritage places – in addition, refer to the Heritage overlay code</i></b> where mapped in the SPP Cultural heritage mapping or listed in the Heritage and character policy	
<p><b>PO 8 General amenity</b> Uses other than <i>Accommodation activities</i> established in the Township zone:</p> <p>(a) do not impact adversely on the residential amenity of the Township zone; and</p> <p>(b) do not prejudice the landscape values of the town.</p>	
<p><b>PO 9 Building appearance</b> Service spaces and facilities are designed and sited in an unobtrusive and convenient manner.</p>	<p><b>AO 9.1</b> Mechanical equipment and water tanks, material or equipment storage areas, and areas where work takes place are located or screened so as not to be visible from the road or public open space.</p> <p>Note: Mechanical equipment includes air conditioners and other plant equipment. It does not include solar panels for electricity generation or water heating and does not include antennas.</p>
<p><b>PO 10 Pedestrian comfort</b> Footpaths are provided for pedestrian comfort.</p>	<p><b><i>For uses other than Accommodation activities:</i></b></p> <p><b>AO 10.1</b> Footpaths are provided for the length of the property frontage to extend the footpath to the standard of the better of the footpaths fronting adjoining properties.</p>
<p><b>PO 11 Neighbourhood character</b> The design of development recognises and responds to the surrounding area or neighbourhood.</p>	<p><b>AO 11.1</b> The development reflects the predominant elements of the surrounding urban area, including the positioning of buildings on their site, and the general form and materials of the surrounding buildings.</p> <p>Note: Where it is proposed that the development will substantially deviate from the predominant surrounding urban fabric, sufficient justification shall be given to explain the deviation. The Heritage and neighbourhood character policy gives guidelines for integrating new development into the existing streetscape and surrounds.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p><b>PO 12 Streetscape</b></p> <p>Buildings in the Township Zone:</p> <ul style="list-style-type: none"> <li>(a) address the street frontage;</li> <li>(b) have a clearly defined front entry or entry path that is visible from the street; and</li> <li>(c) provide opportunities for informal surveillance of streets and other public spaces from habitable rooms.</li> <li>(d) where in a commercial cluster, enhance the commercial character of that cluster.</li> </ul>	
<p><b>PO 13 Cultural heritage</b></p> <p>The physical integrity and significance of cultural heritage discovered during development is retained.</p> <p>Note: Cultural heritage refers to indigenous and non-indigenous cultural heritage.</p>	<p><b>AO 13.1</b></p> <p>Protection of cultural heritage is achieved by demonstrated agreement with the appropriate aboriginal or cultural heritage body responsible for the care of that heritage.</p>
<p><b>LANDSCAPING, PRIVACY AND FENCING</b></p>	
<p><b>Landscaping – refer to the Operational works landscaping code</b></p>	
<p><b>PO 14 Landscaping</b></p> <p>Street trees and landscaping at the site shall:</p> <ul style="list-style-type: none"> <li>a) contribute positively to the built form and the street;</li> <li>b) be visually pleasing and create an attractive environment;</li> <li>c) be located to take account of the direction of the breezes and sun;</li> <li>d) be located to give privacy and buffering from or for any incompatible uses;</li> <li>e) be located to avoid interference with electricity lines and other infrastructure; and</li> <li>f) maintain sightlines at intersections for traffic.</li> </ul>	<p><b>For all uses other than Dwelling house:</b></p> <p><b>AO 14.1</b></p> <p>Landscaping is to be provided with a minimum width of 1.5 m along the front boundary and 1 m along the side and rear boundaries shared with an accommodation activity.</p> <p><b>AO 14.2</b></p> <p>A minimum 2 m wide vegetated buffer is provided to any vehicle movement and parking area that adjoins a boundary with an accommodation activity; and</p> <p><b>AO 14.3</b></p> <p>Shade trees are to be planted on the edges of car parks and are to reach a mature height of at least 3 m within four years of planting.</p> <p>Note: Refer to <i>SC6.2 Planning scheme policy – Landscaping</i> for guidance on designing and establishing landscape works.</p> <p>Note: Landscape works within, or directly adjacent to, a State-controlled road corridor require approval from Department of Transport and Main Roads in accordance with the <i>Transport Infrastructure Act 1994 and Transport</i> and the Department of Main Roads <i>Road Landscape Manual</i>.</p>
<p><b>PO 15 Privacy and screening</b></p> <p>Non-accommodation activities provide adequate screening for adjoining residential premises so that the privacy and amenity of residential use is protected.</p>	<p><b>AO 15.1</b></p> <p>Windows and openings of buildings and structures housing non-accommodation activities do not overlook the living areas, (including outdoor living areas) of adjoining residential uses.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>PO 16 Fencing</b> Where uses other than <i>dwelling house</i> adjoin Accommodation activities, fencing provides separation for privacy.	<b><i>For uses other than dwelling house:</i></b> <b>AO 16.1</b> Fencing is provided along all boundaries shared with an Accommodation activity. <b>AO 16.2</b> The constructed fence is to consist of a 1.8 m high solid structure.
<b>Avoiding nuisance</b>	
<b>PO 17 Operating hours</b> Uses are operated in a manner that ensures the local amenity is protected.	<b><i>For Community and recreation activities:</i></b> <b>AO 17.1</b> Uses are operated between the hours of 7.00 am and 6.00 pm. <b><i>For business, entertainment and industry activities:</i></b> <b>AO 17.2</b> Uses are operated between the hours of 7.00 am and 6.00 pm, Monday to Saturday only, and not including public holidays.
<b>PO 18 Delivery of goods</b> The loading and unloading of goods occur at the appropriate times to protect the amenity of the area and surrounding areas.	<b>AO 18.1</b> Loading and unloading of goods occur: <ul style="list-style-type: none"> <li>• 7:00 am to 6:00 pm Monday to Friday,</li> <li>• 8:00 am to 5:00 pm Saturday</li> </ul> <b>AO 18.2</b> No loading or unloading occurs on Sundays or Public Holidays.
<b>PO 19 Noise emissions</b> Noise emissions from premises do not cause a nuisance to adjoining properties or sensitive land uses.	Note: Sensitive land uses are defined in the State Planning Policy.
<b>PO 20 Lighting</b> Lighting is designed in a manner that ensures ongoing amenity and safety in the activity area, whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	<b>AO 20.1</b> All lighting does not exceed 8.0 lux at 1.5 m beyond the boundary of the site.
<b>PO 21 Refuse storage</b> Refuse storage areas are: <ol style="list-style-type: none"> <li>located in convenient and unobtrusive positions;</li> <li>screened from the street and adjoining uses; and</li> <li>capable of being serviced by a waste collector if required to be emptied on site.</li> </ol>	<b>AO 21.1</b> Refuse storage areas are located behind the front building line and are screened from view from the street and any adjoining residential uses by a 1.8 m high screen fence of a maximum transparency of 50%. <b><i>For developments comprising eight or more Dwelling units, and uses other than Accommodation activities:</i></b> <b>AO 21.2</b> Service vehicle access and manoeuvring areas are to be provided on-site in accordance with the <i>Capricorn Municipal Development Guidelines</i> , to enable effective waste collection.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>ENGINEERING</b>	
<i>Earthworks – refer to the Operational works excavation or filling code</i>	
<i>Infrastructure – refer to the Operational works infrastructure code</i>	
<b>Erosion Control</b>	
<b>PO 22 Construction activities</b> Both erosion control and silt collection measures are undertaken to ensure the protection of environmental values during construction.	<b>AO 22.1</b> During construction, soil erosion and sediment are managed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .
<b>PROVISION OF SERVICES</b>	
<b>PO 23 Electricity supply</b> Premises are provided with a supply of electricity adequate for the activity.	<b>AO 23.1</b> Premises are connected to the reticulated electricity infrastructure. The connection is to be approved by the relevant energy regulatory authority; and/or  <b>AO 23.2</b> Renewable energy systems contribute to the supply and use of electricity to and from the grid.
<b>PO 24 Water supply</b> To ensure the provision of a potable and fire-fighting water supply: <ul style="list-style-type: none"> <li>a) premises are provided with a supply and volume of water adequate for the activity; and</li> <li>b) access to reticulated water infrastructure is to be maintained for maintenance and replacement purposes.</li> </ul>	<b>AO 24.1</b> Premises are connected to Council's reticulated water system.  <b>AO 24.2</b> No buildings are constructed over water supply infrastructure including trunk mains and manholes.  <b>AO 24.3</b> A clear level area of a minimum of 2.5 m radius is to be maintained around existing water supply infrastructure including trunk mains and manholes for maintenance and upgrade purposes.
<b>PO 25 Effluent disposal</b> To ensure that public health and environmental values are preserved: <ul style="list-style-type: none"> <li>a) all premises provide for the effective treatment and disposal of effluent and other wastewater; and</li> <li>b) access to reticulated infrastructure is to be maintained for maintenance and replacement purposes.</li> </ul>	<b>AO 25.1</b> Premises are connected to Council's reticulated sewerage system; or,  <b>AO 25.2</b> Premises have on-site effluent disposal systems designed in accordance with <i>AS/NZS 1547:2012</i> .



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<b>STORMWATER AND DRAINAGE</b>	
<b>PO 26 Stormwater and inter-allotment drainage</b> Stormwater is collected and discharged to: <ul style="list-style-type: none"> <li>a) protect the stability of buildings and the use of adjacent land;</li> <li>b) prevent water-logging of nearby land; and</li> <li>c) protect and maintain environmental values.</li> </ul>	<b>AO 26.1</b> Stormwater and inter-allotment drainage are collected and discharged in accordance with the <i>Capricorn Municipal Development Guidelines</i> .
<b>ROADS AND RAIL</b>	
<b>Infrastructure – refer to the Infrastructure overlay code</b> for development in the proximity of, or potentially affecting State infrastructure.	
<b>PO 27 Protection of State controlled roads</b> Development adjacent to State controlled roads is located to ensure safe and efficient use of the highway, and maintain and enhance the integrity of the highway as a link between centres.	<b>AO 27.1</b> Lots with primary access to a State controlled road have a single access only. Vehicles must always enter and exit the site in a forward direction.  <b>AO 27.2</b> Where access is available to a road other than a State controlled road from the lot, access shall be from the local road.
<b>PO 28 Roads</b> An all-weather road is provided between the premises and the existing road network.	<b>AO 28.1</b> Roads are designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .  <b>AO 28.2</b> Premises have an approved access to the existing road network.
<b>ACCESS, PARKING AND MANOEUVRING</b>	
<b>PO 29 Vehicle access</b> Vehicle access is provided to a standard appropriate for the activity and the zone.	<b>AO 29.1</b> Access roads are to be all-weather and connect to the existing road network via a crossover designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .  <b>AO 29.2</b> Access is to be designed and constructed in accordance with the <i>Capricorn Municipal Development Guidelines</i> .  Note: An 'all-weather' road is a road that remains accessible during all normal weather events but can exclude continued functioning during natural hazard events such as fire and flood.
<b>PO 30 Parking and manoeuvring</b> Vehicle parking and service vehicle provision is adequate for the activity, and ensures both safety and functionality for motorists and pedestrians.	<b>AO 30.1</b> Where the existing floor area is redeveloped for an alternate use listed as accepted development subject to requirements or code assessable in the Township zone, there is nil car parking number requirements for that existing portion of floor area.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
	<p><b>AO 30.2</b> All uses provide vehicle parking in accordance with Schedule 7, Parking Standards.</p> <p><b>AO 30.3</b> All uses provide for vehicle manoeuvring in accordance with Australian Standard AS 2890.</p> <p><b>AO 30.4</b> All car parking, access and manoeuvring areas have a serviceable, all-weather surface.</p> <p><b>AO 30.5</b> All vehicles drive forward when entering and exiting the site.</p>
<b>ENVIRONMENTAL</b>	
<b>Biodiversity – in addition, refer to the Biodiversity areas overlay code</b> where mapped in the SPP mapping as MSEs.	
<p><b>PO 31 Air emissions</b> Air emissions including odour do not cause environmental harm or nuisance to adjoining properties or sensitive land uses.</p>	Note: Sensitive land uses are defined in the State Planning Policy.
<p><b>PO 32 Energy use</b> Non-renewable energy use is minimised through efficient design and the adoption of alternative energy sources.</p>	<p><b>AO 32.1</b> Passive solar design principles are adopted in buildings to maximise energy efficiency.</p> <p><b>AO 32.2</b> Building design and orientation provide opportunities for the incorporation of alternative energy technologies.</p>
<p><b>PO 33 Water quality</b> The standard of effluent and/or stormwater runoff from premises ensures the quality of surface water is suitable for:</p> <ul style="list-style-type: none"> <li>a) the biological integrity of aquatic ecosystems;</li> <li>b) recreational use;</li> <li>c) supply as drinking water after minimal treatment;</li> <li>d) agricultural use or industrial use; and</li> <li>e) minimises nuisance or harm to adjoining landowners.</li> </ul>	
<b>SAFETY AND RESILIENCE TO HAZARDS</b>	
<b>Bushfire – refer to the Bushfire hazard areas overlay code</b> where mapped in the SPP mapping as medium bushfire hazard or above.	
<b>Flooding – refer to the Flood hazard overlay code</b> where areas are mapped as within a defined flood area.	
<b>Accommodation activities – refer to the Accommodation activities code</b>	
<b>Home-based business – refer to the Home-based business code</b>	

PERFORMANCE OUTCOMES		ACCEPTABLE OUTCOMES	
<b>BUSINESS ACTIVITIES - additional requirements</b>			
Note: Business activities (Agricultural supplies store, Food and drink outlet, Hardware and trade supplies, Market, Office, Sales office, Service station, Shop, Showroom, Veterinary services) are code assessable or accepted development subject to requirements in the Township Zone.			
<b>Market – refer to the Market code</b>			
<b>PO 34 Service station</b> <i>Service stations and Accommodation activities are adequately separated.</i>		<b>AO 34.1</b> <i>Service stations do not share boundaries with Accommodation activities, except for Caretaker’s accommodation.</i>	
<b>PO 35 Shops</b> <i>Shops are of a scale appropriate to townships, directly supporting the day-to-day needs of the immediate residential community.</i>		<b>AO 35.1</b> <i>Shops have a maximum gross floor area of 150 m².</i>	
<b>CENTRE ACTIVITIES - additional requirements</b>			
Note: Centre activities (Caretaker’s accommodation, Child care centre, Community care centre, Community use, Educational establishment, Food and drink outlet, Function facility, Health care services, Hotel, Market, Multiple dwelling, Office, Residential care facility, Retirement facility, Rooming accommodation, Sales office, Service industry, Service station, Shop, Short term accommodation, Showroom, Theatre) are impact in the Township Zone.			
<b>Markets – refer to the Market code</b>			
<b>COMMUNITY ACTIVITIES - additional requirements</b>			
Note: Community activities (Child care centre, Club, Community care centre, Community use, Educational establishment, Health care service, Place of worship) are code assessable or accepted development subject to requirements in the Township Zone.			
<b>ENTERTAINMENT ACTIVITIES - additional requirements</b>			
(Function facility, Hotel, Theatre, Tourist attraction)			
Note: Entertainment activities (Function facility, Hotel, Theatre, Tourist attraction) are code assessable in the Township Zone.			
<b>INDUSTRY ACTIVITIES - additional requirements</b>			
Note: Industry activities (Low impact industry, Research and technology industry, Service industry) are code assessable or accepted development subject to requirements in the Township Zone.			
<b>RECREATION ACTIVITIES - additional requirements</b>			
Note: Recreation activities ( <i>Park, Indoor sport and recreation</i> ) are code assessable in the Township Zone.			
<b>RURAL ACTIVITIES - additional requirements</b>			
Note: Rural activities ( <i>Winery</i> ) are code assessable in the Township Zone.			
<b>WATERFRONT ACTIVITIES - additional requirements</b>			
Note: all waterfront activities are impact assessable in the Township Zone.			
<b>OTHER ACTIVITIES - additional requirements</b>			
Note: Other activities (Emergency services, Parking station, Roads, Telecommunications facility, Utility installation) are either code assessable, accepted development subject to requirements or accepted development in the Township Zone.			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES
<p><b>PO 36 Telecommunications facility - visual impact</b></p> <p><i>Telecommunication facilities</i> are visually integrated with the landscape or townscape to not be visually dominant or unduly visually obtrusive.</p>	
<p><b>PO 37 Utility installation</b></p> <p>Local <i>Utility installations</i> are positioned unobtrusively and do not have undue adverse impact on their surroundings.</p>	<p><b>AO 37.1</b></p> <p><i>Utility installations</i> have a maximum total use area of 100 m<sup>2</sup>.</p>