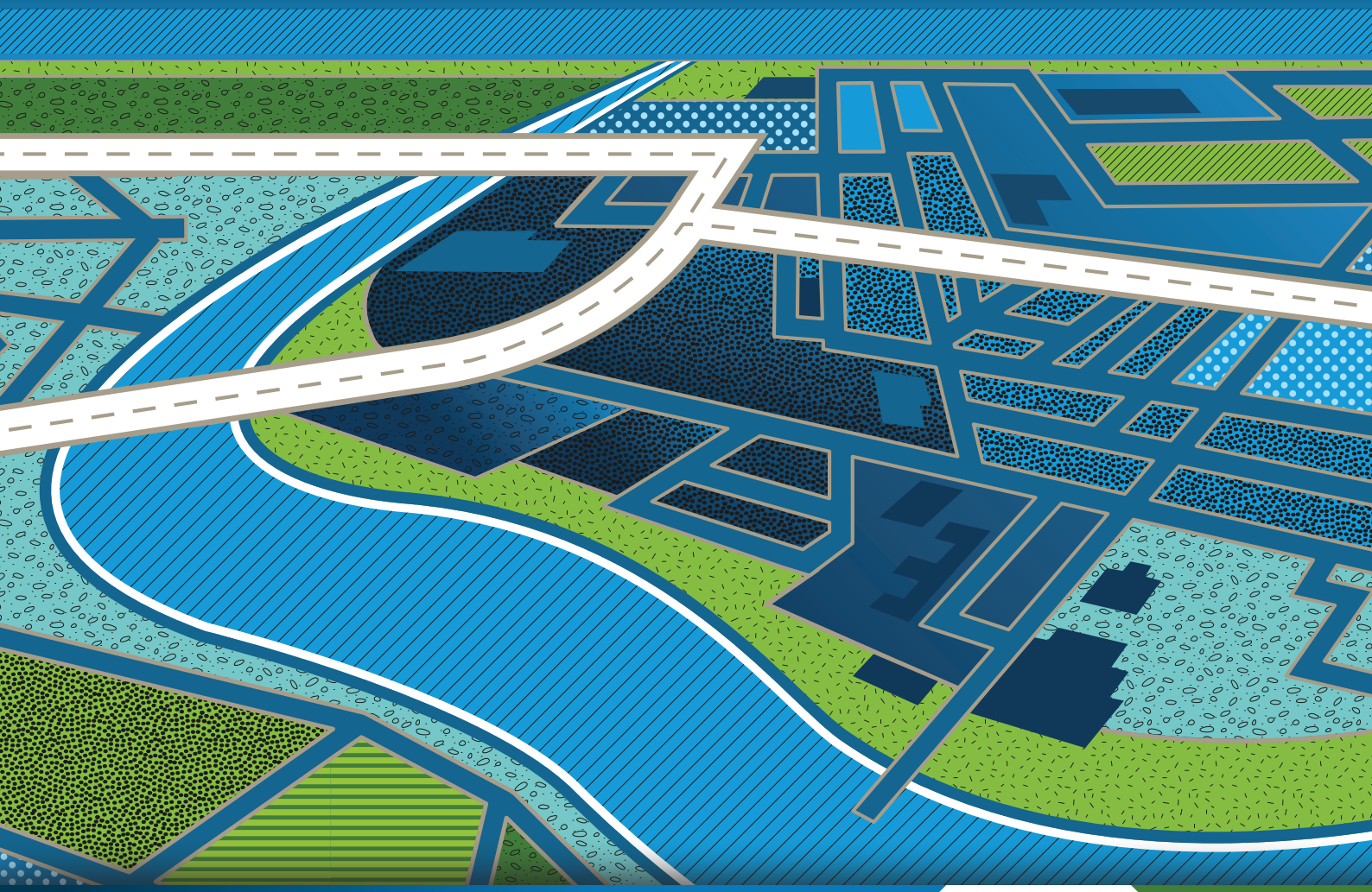


Mackay Region

PLANNING SCHEME

ONE REGION, ONE VISION

Mackay Region Planning Scheme 2017

Version 1.2

Mackay REGIONAL COUNCIL

Citation and commencement

This planning scheme may be cited as Mackay Region Planning Scheme 2017.

A notice was published in the Government Gazette No. 58 on 30 June 2017 for the planning scheme for the Mackay Region.

The commencement date for the planning scheme was 24 July 2017.

Amendments to the planning scheme are included at Appendix 2.

Community statement

The Mackay region is vibrant, prosperous and diverse. Our region offers liveability, investment opportunity and a unique natural environment to enjoy from the blue water Pioneer River to the national park hinterland and with 31 pristine beaches and over 40 unique communities. We value our environment, our community and our relaxed yet vibrant way of life.

Our community and economic infrastructure supports an active and connected lifestyle across our region. The economic foundation has been built upon servicing the industries of agriculture, tourism, mining and engineering. As a region we aim to facilitate economic growth, attract further investment and deliver strategic planning that creates employment, supports diversity, protects our natural environment and provides opportunities for all in our community.

The Mackay Region Planning Scheme 2017 seeks to give effect to these aspirations and goals.

Editor's note – the community statement is extrinsic material to the planning scheme.

Strategic vision

The strategic vision for the Mackay region is "***a vibrant prosperous lifestyle today – held in trust for tomorrow's generations."***

Editor's note – the strategic vision is extrinsic material to the planning scheme.

Contents

Citation and commencement i
Community statement i
Strategic vision i
Contents ii
Tables vii
Figures xiii

Part 1 About the planning scheme 1 – 1
1.1 Introduction 1 – 1
1.2 Planning scheme components 1 – 3
1.3 Interpretation 1 – 6
1.3.1 Definitions 1 – 6
1.3.2 Standard drawings, maps, notes, editor's notes and footnotes 1 – 6
1.3.3 Punctuation 1 – 6
1.3.4 Zones for roads, closed roads, waterways and reclaimed land 1 – 6
1.4 Categories of development 1 – 7
1.5 Hierarchy of assessment criteria 1 – 7
1.6 Building work regulated under the planning scheme 1 – 8
1.7 Local government administrative matters 1 – 8

Part 2 State planning provisions 2 – 1
2.1 State planning policy 2 – 1
2.2 Regional plan 2 – 1
2.3 Referral agency delegations 2 – 1
2.4 Regulated requirements 2 – 2

Part 3 Strategic framework 3 – 1
3.1 Preliminary 3 – 1
3.2 Strategic intent 3 – 2
3.2.1 Regional strategic vision 3 – 2
3.2.2 Growth management and urban consolidation 3 – 2
3.2.3 Network of centres and industrial areas 3 – 10
3.3 Settlement pattern 3 – 12
3.3.1 Strategic outcomes 3 – 12
3.4 Natural environment and regional landscapes 3 – 27
3.4.1 Strategic outcomes 3 – 27
3.5 Strong communities 3 – 31
3.5.1 Strategic outcomes 3 – 31
3.6 Natural resource management 3 – 35
3.6.1 Strategic outcomes 3 – 35
3.7 Transport 3 – 37
3.7.1 Strategic outcomes 3 – 37
3.8 Infrastructure 3 – 41
3.8.1 Strategic outcomes 3 – 41
3.9 Strong economy 3 – 45
3.9.1 Strategic outcomes 3 – 45
3.10 Sustainability, climate change and natural hazards 3 – 51
3.10.1 Strategic outcomes 3 – 51

Part 4 Priority infrastructure plan 4 – 1
4.1 Preliminary 4 – 1
4.1.1 Introduction 4 – 1
4.1.2 Purpose 4 – 1
4.1.3 Structure of priority infrastructure plan 4 – 2

4.2 Planning assumptions 4 – 2
4.2.1 Dwellings, non-residential floor space and land area 4 – 2
4.2.2 Geographical areas 4 – 3
4.2.3 Time periods 4 – 3
4.2.4 Existing level of development 4 – 3
4.2.5 Development potential of land 4 – 3
4.2.6 Assumed scale of development 4 – 3
4.2.7 Occupancy rates 4 – 6
4.2.8 Floor area and jobs 4 – 6
4.2.9 PIP projection categories 4 – 6
4.2.10 Population and employment 4 – 7
4.2.11 Demand generation 4 – 26
4.2.11.1 Demand rates 4 – 26
4.2.11.2 Development and demand generation rates 4 – 26
4.2.12 Projected demand summaries by network 4 – 29
4.2.12.1 Projected demand summary for water supply network 4 –29
4.2.12.2 Projected demand summary for wastewater network 4 – 29
4.2.12.3 Projected demand summary for stormwater network 4 – 30
4.2.12.4 Projected demand summary for transport network 4 – 30
4.2.12.5 Projected demand summary for public parks and land for community facilities network 4 – 30
4.3 Priority infrastructure area 4 – 32
4.4 Desired standards of service 4 – 33
4.4.1 Water supply 4 – 33
4.4.2 Wastewater 4 – 33
4.4.3 Stormwater 4 – 34
4.4.4 Transport 4 – 34
4.4.4.1 Roads 4 – 34
4.4.4.2 Footpaths and cycleways 4 – 35
4.4.4.3 Public transport 4 – 35
4.4.5 Public parks and land for community facilities 4 – 35
4.5 Plans for trunk infrastructure 4 – 38
4.5.1 Trunk infrastructure networks, systems and items 4 – 38
4.5.2 Trunk infrastructure mapping 4 – 40
4.5.3 Trunk infrastructure networks not provided within the PIA 4 – 40

Part 5 Tables of assessment 5 – 1
5.1 Preliminary 5 – 1
5.2 Reading the tables 5 – 1
5.3 Categories of development and assessment 5 – 1
5.3.1 Process for determining the category of development and the category of assessment for assessable development 5 – 1
5.3.2 Determining the category of development and categories of assessment 5 – 2
5.3.3 Determining the assessment requirements for accepted development and assessment benchmarks and other matters for assessable development 5 – 3
5.4 Regulated categories of development and categories of assessment prescribed by the Regulation 5 – 4
5.5 Categories of development and assessment – Material change of use 5 – 5
5.6 Categories of development and assessment – Reconfiguring a lot 5 – 114
5.7 Categories of development and assessment – Building work 5 – 115
5.8 Categories of development and assessment – Operational work 5 – 116
5.9 Categories of development and assessment – Local plans 5 – 119
5.10 Categories of development and assessment – Overlays 5 – 125

Part 6 Zones 6 – 1
6.1 Preliminary 6 – 1
6.2 Zone codes 6 – 3
6.2.1 Community facilities zone code 6 – 3
6.2.2 Conservation zone code 6 – 8
6.2.3 District centre zone code 6 – 13
6.2.4 Emerging communities zone code 6 – 20
6.2.5 High density residential zone code 6 – 37
6.2.6 High impact industry zone code 6 – 41
6.2.7 Industry investigation zone code 6 – 47
6.2.8 Local centre zone code 6 – 60
6.2.9 Low density residential zone code 6 – 66
6.2.10 Low impact industry zone code 6 – 70
6.2.11 Major centre zone code 6 – 75
6.2.12 Medium density residential zone code 6 – 83
6.2.13 Mixed use zone code 6 – 94
6.2.14 Neighbourhood centre zone code 6 – 105
6.2.15 Open space zone code 6 – 110
6.2.16 Principal centre zone code 6 – 115
6.2.17 Rural zone code 6 – 121
6.2.18 Rural residential zone code 6 – 127
6.2.19 Special purpose zone code 6 – 133
6.2.20 Specialised centre zone code 6 – 137
6.2.21 Sport and recreation zone code 6 – 143
6.2.22 Tourism zone code 6 – 147
6.2.23 Township zone code 6 – 151

Part 7 Local plans 7 – 1
7.1 Preliminary 7 – 1
7.2 Local plan codes 7 – 2
7.2.1 Mackay city centre local plan code 7 – 2
7.2.2 Marian central local plan code 7 – 31

Part 8 Overlays 8 – 1
8.1 Preliminary 8 – 1
8.2 Overlay codes 8 – 3
8.2.1 Acid sulfate soils overlay code 8 – 3
8.2.2 Agricultural land overlay code 8 – 5
8.2.3 Airport environs overlay code 8 – 8
8.2.4 Biodiversity overlay 8 – 12
8.2.5 Bushfire hazard overlay code 8 – 15
8.2.6 Extractive resources and high impact activities overlay code 8 – 19
8.2.7 Flood and coastal hazards overlay code 8 – 24
8.2.8 Heritage and neighbourhood character overlay code 8 – 33
8.2.9 Landscape character and image corridor overlay code 8 – 39
8.2.10 Landslide hazard overlay code 8 – 43
8.2.11 Regional infrastructure overlay code 8 – 48

Part 9 Development codes 9 – 1
9.1 Preliminary 9 – 1
9.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017 9 – 1
9.3 Use codes 9 – 2
9.3.1 Caretaker's accommodation, dwelling unit and rural workers accommodation code 9 – 2
9.3.2 Centre activities code 9 – 6
9.3.3 Childcare centre code 9 – 14

9.3.4 Community activities code 9 – 17
9.3.6 Dwelling house code 9 – 22
9.3.7 Extractive industry code 9 – 29
9.3.8 Home based business code 9 – 33
9.3.9 Industry activities code 9 – 37
9.3.10 Intensive rural activities code 9 – 45
9.3.11 Market and roadside stall code 9 – 51
9.3.12 Multiple dwelling activities code 9 – 54
9.3.13 Outdoor business activities code 9 – 64
9.3.14 Parking station code 9 – 67
9.3.15 Recreation activities code 9 – 70
9.3.16 Sales office code 9 – 75
9.3.17 Service station and car wash code 9 – 77
9.3.18 Ship-sourced pollutants reception in marinas code 9 - 81
9.3.19 Short term accommodation code 9 – 83
9.3.20 Telecommunications facility code 9 – 90
9.3.21 Tourist park and relocatable home park code 9 – 93
9.4 Other development codes 9 – 99
9.4.1 General development requirements code 9 – 99
9.4.2 Healthy waters code 9 – 135
9.4.3 Reconfiguring a lot code 9 – 142

Part 10 Other plans 10 – 1
10.1 Land use plans under the Transport Infrastructure Act 1994 10 – 1
10.2 Land use plan under the Airport Assets (Restructuring and Disposal Act) 2008 10 – 1
10.3 Priority Development Area under the Economic Development Act 2012 10 – 1

Schedule 1 Definitions SC1 – 1
SC1.1 Use definitions SC1 – 1
SC1.1.1 Defined activity groups SC1 – 28
SC1.1.2 Industry thresholds SC1 – 30
SC1.2 Administrative terms SC1 – 34

Schedule 2 Mapping SC2 – 1
SC2.1 Map index SC2 – 1
SC2.2 Strategic plan maps SC2 – 7
SC2.3 Zone maps SC2 – 27
SC2.3.1 Zone precinct index SC2 – 27
SC2.4 Local plan maps SC2 – 111
SC2.4.1 Local plan precinct index SC2 – 111
SC2.5 Overlay maps SC2 – 115

Schedule 3 Priority Infrastructure Plan Mapping SC3 – 1
SC3.1 Map index SC3 – 1
SC3.2 Priority Infrastructure Area SC3 – 3
SC3.3 Water Infrastructure SC3 – 15
SC3.4 Sewerage Infrastructure SC3 – 27
SC3.5 Stormwater infrastructure SC3 – 39
SC3.6 Transport infrastructure SC3 – 51
SC3.7 Parks infrastructure SC3 – 63

Schedule 4 Notations required under the *Sustainable Planning Act 2009* SC4 – 1
SC4.1 Notation of decisions affecting the planning scheme under section 391 of the Act SC4 – 1
SC4.2 Notation of resolution(s) under section 648D of the Act SC4 – 1
SC4.3 Notation of registration for urban encroachment provisions under sections 680ZE of the Act SC4 – 1

Schedule 5 Land designated for community infrastructure ..... SC5 – 1

Schedule 6 Planning Scheme Policies ..... SC6 – 1
SC6.1 Planning scheme policy index ..... SC6.1 – 1
SC6.2 Engineering design guidelines – bushfire protection ..... SC6.2 – 1
SC6.3 Engineering design guidelines – constructed lakes ..... SC6.3 – 1
SC6.4 Engineering design guidelines – cycleway and pathway design ..... SC6.4 – 1
SC6.5 Engineering design guidelines – geometric road design ..... SC6.5 – 1
SC6.6 Engineering design guidelines – healthy waters ..... SC6.6 – 1
SC6.7 Engineering design guidelines – landscape ..... SC6.7 – 1
SC6.8 Engineering design guidelines – pavement design ..... SC6.8 – 1
SC6.9 Engineering design guidelines – quality assurance requirements for design ..... SC6.9 – 1
SC6.10 Engineering design guidelines – sewerage system design ..... SC6.10 – 1
SC6.11 Engineering design guidelines – site regrading ..... SC6.11 – 1
SC6.12 Engineering design guidelines – stormwater drainage design ..... SC6.12 – 1
SC6.13 Engineering design guidelines – structures / bridge design ..... SC6.13 – 1
SC6.14 Engineering design guidelines – subsurface drainage design ..... SC6.14 – 1
SC6.15 Engineering design guidelines – water supply design ..... SC6.15 – 1

Appendix 1 Index and glossary of abbreviations and acronyms ..... AP1 – 1

Appendix 2 Table of amendments ..... AP2 – 1

Tables

Table number	Table name	Page
Part 2 – State planning provisions		
Table 2.3.1	Delegated referral agency jurisdictions	2 – 2
Part 3 – Strategic framework		
Table 3.3.1	Theme components – Settlement pattern	3 – 13
Table 3.4.1	Theme components – Natural environment and regional landscapes	3 – 27
Table 3.5.1	Theme components – Strong communities	3 – 31
Table 3.6.1	Theme components – Natural resource management	3 – 35
Table 3.7.1	Theme components – Transport	3 – 37
Table 3.8.1	Theme components – Infrastructure	3 – 41
Table 3.9.1	Theme components – Strong economy	3 – 45
Table 3.10.1	Theme components – Sustainability, climate change and natural hazards	3 – 51
Part 4 – Priority infrastructure plan		
Table 4.2.6.1	Assumed scale of development for residential zones	4 – 4
Table 4.2.6.2	Assumed scale of development for non-residential zones	4 – 4
Table 4.2.7.1	Average residential occupancy rates	4 – 6
Table 4.2.8.1	Average job numbers per gross floor area (GFA)	4 – 6
Table 4.2.9.1	PIP projection categories and residential planning scheme land uses	4 – 7
Table 4.2.9.2	PIP projection categories and non-residential planning scheme land use	4 – 7
Table 4.2.10.1	Existing and projected population	4 – 8
Table 4.2.10.2	Existing and projected dwellings	4 – 14
Table 4.2.10.3	Existing and projected employment	4 – 20
Table 4.2.10.4	Existing and projected non-residential floor space	4 – 23
Table 4.2.11.1	Demand rates	4 – 26
Table 4.2.11.2	Demand generation rates	4 – 27
Table 4.2.12.1	Projected demand summary – Water supply network	4 – 29
Table 4.2.12.2	Projected demand summary – Wastewater network	4 – 29
Table 4.2.12.3	Projected demand summary – Stormwater network	4 – 30
Table 4.2.12.4	Projected demand summary – Transport network	4 – 30
Table 4.2.12.5	Projected demand summary – Public parks and land for community facilities network	4 – 31
Table 4.4.2.1	Key design parameters for the wastewater network	4 – 33
Table 4.4.4.1.1	Maximum volume to capacity ratios for the road network	4 – 35
Table 4.4.4.1.2	Maximum degree of saturation for road intersections	4 – 35
Table 4.4.5.1	Rate of land provision for public parks and community facilities	4 – 36

Table number	Table name	Page
Table 4.4.5.2	Accessibility standards for public parks and land for community facilities	4 – 36
Table 4.4.5.3	Size of public parks and land for community facilities	4 – 36
Table 4.4.5.4	Standard facilities / embellishments for public parks	4 – 37
Table 4.5.1.1	Trunk infrastructure networks, systems and items	4 – 38
Table 4.5.3.1	Trunk infrastructure networks not provided within the PIA	4 – 40
Table 4.5.3.2	Reference Material	4 – 41
Part 5 – Tables of assessment		
Table 5.5.1	Community facilities zone	5 – 5
Table 5.5.2	Conservation zone	5 – 8
Table 5.5.3	District centre zone	5 – 10
Table 5.5.4	Emerging community zone	5 – 16
Table 5.5.5	High density residential zone	5 – 21
Table 5.5.6	High impact industry zone	5 – 25
Table 5.5.7	Industry investigation zone	5 – 29
Table 5.5.8	Local centre zone	5 – 35
Table 5.5.9	Low density residential zone	5 – 41
Table 5.5.10	Low impact industry zone	5 – 45
Table 5.5.11	Major centre zone	5 – 50
Table 5.5.12	Medium density residential zone	5 – 56
Table 5.5.13	Mixed use zone	5 – 60
Table 5.5.14	Neighbourhood centre zone	5 – 70
Table 5.5.15	Open space zone	5 – 77
Table 5.5.16	Principal centre zone	5 – 80
Table 5.5.17	Rural zone	5 – 86
Table 5.5.18	Rural residential zone	5 – 93
Table 5.5.19	Special purpose zone	5 – 96
Table 5.5.20	Specialised centre zone	5 – 98
Table 5.5.21	Sport and recreation zone	5 – 103
Table 5.5.22	Tourism zone	5 – 106
Table 5.5.23	Township zone	5 – 108
Table 5.6.1	Reconfiguring a lot	5 – 114
Table 5.8.1	Operational work	5 – 116
Table 5.9.1	Mackay city centre local plan: material change of use	5 – 119
Table 5.10.1	Assessment criteria for overlays	5 – 125

Table number	Table name	Page
Part 6 - Zones		
Table 6.2.1.3.A	Community facilities zone – assessable development	6 – 4
Table 6.2.2.3.A	Conservation zone – assessable development	6 – 9
Table 6.2.3.3.A	District centre zone – assessable development	6 – 15
Table 6.2.4.3.A	Emering community zone – assessable development	6 – 23
Table 6.2.5.3.A	High density residential zone – assessable development	6 – 38
Table 6.2.6.3.A	High impact indsutry zone – assessable development	6 – 42
Table 6.2.7.3.A	Industry investigation zone – assessable development	6 – 50
Table 6.2.8.3.A	Local centre zone – assessable development	6 – 62
Table 6.2.9.3.A	Low density residential zone – assessable development	6 – 67
Table 6.2.10.3.A	Low impact industry zone – assessable development	6 – 71
Table 6.2.11.3.A	Major centre zone – assessable development	6 – 77
Table 6.2.12.3.A	Medium density residential zone – assessable development	6 – 84
Table 6.2.13.3.A	Mixed use zone – assessable development	6 – 97
Table 6.2.14.3.A	Neighbourhood centre zone – assessable development	6 – 106
Table 6.2.15.3.A	Open space zone – assessable development	6 – 111
Table 6.2.16.3.A	Principal centre zone – assessable development	6 – 117
Table 6.2.17.3.A	Rural zone – assessable development	6 – 122
Table 6.2.18.3.A	Rural residential zone – assessable development	6 – 128
Table 6.2.19.3.A	Special purpose zone – assessable development	6 – 134
Table 6.2.20.3.A	Specialised centre zone – assessable development	6 – 138
Table 6.2.21.3.A	Sport and recreation zone – assessable development	6 – 144
Table 6.2.22.3.A	Toursim zone – assessable development	6 – 148
Table 6.2.23.3.A	Township zone – assessable development	6 – 152
Part 7 – Local plans		
Table 7.2.1.3.A	Mackay city centre local plan – self assessable and assessable development	7 – 6
Table 7.2.1.3.B	Mackay city centre local plan – car and bicycle parking rates	7 – 23
Table 7.2.2.3.A	Marian central local plan – assessable development	7 – 32
Part 8 – Overlays		
Table 8.2.1.3.A	Acid sulfate soils overlay – assessable development	8 – 3
Table 8.2.2.3.A	Agricultural land overlay – assessable development	8 – 5
Table 8.2.3.3.A	Airport environs overlay – assessable development	8 – 8
Table 8.2.4.3.A	Biodiverity overlay – assessable development	8 – 12
Table 8.2.5.3.A	Bushfire hazard overlay – assessable development	8 – 16
Table 8.2.6.3.A	Extractive resources and high impact activities overlay – assessable development	8 – 19

Table number	Table name	Page
Table 8.2.7.3.A	Flood and coastal hazards overlay – assessable development	8 – 25
Table 8.2.8.3.A	Heritage and neighbourhood character overlay – assessable development	8 – 33
Table 8.2.9.3.A	Landscape character and image corridor overlay – assessable development	8 – 39
Table 8.2.10.3.A	Landslide hazard overlay – self assessable and assessable development	8 – 43
Table 8.2.11.3.A	Regional infrastructure corridors overlay – assessable development	8 – 48
Part 9 – Development codes		
Table 9.3.1.3.A	Caretaker's accomodation, dwelling unit and rural workers accomodation code – self assessable and assessable development	9 – 2
Table 9.3.2.3.A	Centre activities code – self-assessable and assessable development	9 – 6
Table 9.3.3.3.A	Childcare centre code – assessable development	9 – 14
Table 9.3.4.3.A	Community activities code – self-assessable and assessable development	9 – 17
Table 9.3.6.3.A	Dwelling house code – self-assessable and assessable development	9 – 22
Table 9.3.7.3.A	Extractive industry code – assessable development	9 – 29
Table 9.3.8.3.A	Home based business code – self-assessable and assessable developemnt	9 – 33
Table 9.3.9.3.A	Industry activities code – self-assessable and assessable development	9 – 37
Table 9.3.10.3.A	Intensive rural activities code – self-assessable and assessable development	9 – 45
Table 9.3.11.3.A	Market and roadside stall code – self-assessable and assessable development	9 – 51
Table 9.3.12.3.A	Multiple dwelling activities code – assessable development	9 – 55
Table 9.3.12.3.B	Multiple dwelling activities code – minimum site area and frontage width	9 – 63
Table 9.3.13.3.A	Outdoor business activities code – assessable development	9 – 64
Table 9.3.14.3.A	Parking station code – assessable development	9 – 67
Table 9.3.15.3.A	Recreation activities code – self-assessable and assessable development	9 – 70
Table 9.3.16.3.A	Sales office code – self-assessable and assessable development	9 – 75
Table 9.3.17.3.A	Service station and car wash code – assessable development	9 – 77
Table 9.3.18.3.A	Ship-sourced pollutants reception facilities in marinas code	9 – 81
Table 9.3.19.3.A	Short term accomodation code – assessable development	9 – 83

Table number	Table name	Page
Table 9.3.20.3.A	Telecommunications facility code – assessable development	9 – 90
Table 9.3.21.3.A	Tourist park and relocatable home park code – assessable development	9 – 93
Table 9.4.1.3.A	General development requirements code – assessable development	9 – 99
Table 9.4.1.3.B	General development requirements code – relevant vehicle size and car and bicycle parking rates	9 – 99
Table 9.4.2.3.A	Healthy waters code – assessable development	9 – 135
Table 9.4.2.3.A	Reconfiguring a lot code – assessable development	9 – 143
Table 9.4.2.3.B	Reconfiguring a lot code – lot size and frontage requirements	9 – 151
Table 9.4.2.3.C	Reconfiguring a lot code – size and dimension requirements for rectangles within irregular shaped lots	9 – 153
Schedule 1 – Definitions		
Table SC1.1.1	Index of use defintions	SC1 – 1
Table SC1.1.2	Use defintions	SC1 – 2
Table SC1.1.1.1	Index of defined activity groups	SC1 – 28
Table SC1.1.1.2	Defined activity groups	SC1 – 28
Table SC1.1.2.1	Industry thresholds	SC1 – 30
Table SC1.2.1	Index of administrative definitions	SC1 – 34
Table SC1.2.2	Administriative definitions	SC1 – 36
Schedule 2 – Mapping		
Table SC2.1.1	Map index	SC2 – 1
Table SC2.3.1	Zone precinct index	SC2 – 27
Table SC2.4.1	Local plan precinct index	SC2 – 111
Schedule 3 – Priority infrastructure plan mapping		
Table SC3.1.1	Map index	SC3 – 1
Schedule 4 – Notations required under the Sustainable Planning Act 2009		
Table SC4.1.1	Notation of decisions affecting the planning scheme under section 391 of the Act	SC4 – 1
Table SC4.2.1	Notation of resolution(s) under Chapetr 8, Part 2, Division 1 of the Act	SC4 – 1
Table SC4.3.1	Notation of registration for urban encroachement provisions under section 680ZE of the Act	SC4 – 1
Schedule 5 – Land designated for community infrastructure		
Table SC5.1	Land designated for community infrastructure	SC5 – 1
Appendix 1 – Index and glossary of abbreviations and acronyms		
Table AP1.1	Abbreviations and acronyms	AP1 – 1
Appendix 2 – Table of amendments		
Table AP2.1	Table of amendments	AP2 – 1

Note – Tables in Schedule 6 – Planning scheme policies not listed here.

Figures

Figure number	Figure name	Page
Part 1 – About the planning scheme		
Figure 1	Local government planning scheme area and context	1 – 2
Part 6 – Zones		
Figure 6.2.1.3.A	Community facilities zone code – Central Queensland University Ooralea campus access / connection points	6 – 7
Figure 6.2.4.3.A	Emerging community zone code – Ooralea precinct (north) (precinct no. EC5) - movement	6 - 36
Figure 6.2.11.3.A	Major centre zone – maximum building heights – Mount Pleasant	6 – 82
Figure 6.2.12.3.A	Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – Shoal Point	6 – 89
Figure 6.2.12.3.B	Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – Mount Pleasant	6 – 90
Figure 6.2.12.3.C	Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – Mackay City Centre	6 – 91
Figure 6.2.12.3.D	Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – West Mackay	6 – 92
Figure 6.2.12.3.E	Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – East Mackay	6 – 93
Figure 6.2.23.3.A	Township zone – transitional and residential uses – Farleigh	6 – 158
Figure 6.2.23.3.B	Township zone – 11 metre (3 storey) maximum building height areas – Sarina Beach	6 – 159
Part 7 – Local plans		
Figure 7.2.1.3.A	Mackay city centre local plan – street frontages	7 – 25
Figure 7.2.1.3.B	Mackay city centre local plan – bicycle network and key public transport interchange facilities	7 – 26
Figure 7.2.1.3.C	Mackay city centre local plan – laneway network	7 – 27
Figure 7.2.1.3.D	Mackay city centre local plan – building typology 1 – key active frontage – city core precinct / Victoria Street	7 – 28
Figure 7.2.1.3.E	Mackay city centre local plan – building typology 2 – key active frontage – city centre frame	7 – 28
Figure 7.2.1.3.F	Mackay city centre local plan – building typology 3 – secondary active frontage	7 – 29
Figure 7.2.1.3.G	Mackay city centre local plan – building typology 4 – low impact industry frontage	7 – 29
Figure 7.2.1.3.H	Mackay city centre local plan – building heights	7 – 30

Figure number	Figure name	Page
Figure 7.2.2.3.A	Marian central local plan – land use intent and movement network	7 – 35
Part 8 – Overlay codes		
Figure 8.2.8.3.A	Heritage and neighbourhood character overlay code – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas	8 – 34
Figure 8.2.8.3.B	Heritage and neighbourhood character overlay code – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas	8 – 34
Figure 8.2.11.3.A	Regional infrastructure overlay code – buffer area for major electricity infrastructure easements	8 – 49
Part 9 – Development codes		
Figure 9.3.6.3.A	Dwelling house code – 11 metre (3 storey) maximum building height areas – Mackay Harbour	9 – 27
Figure 9.3.6.3.B	Dwelling house code – 11 metre (3 storey) maximum building height areas - Sarina	9 – 28

Note – Figures in Schedule 6 – Planning scheme policies not listed here.

Part 1 About the planning scheme

1.1 Introduction

(1) The Mackay region planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.

(2) The planning scheme was amended for alignment with the Planning Act 2016 (the Act) by the Minister's rules under section 293 of the Act on 26 July 2017.

(3) In seeking to achieve this purpose, the planning scheme sets out Mackay Regional Council's intention for the future development in the planning scheme area, over the next 20 years.

(4) The planning scheme seeks to advance state and regional strategies, including state planning policies and the Mackay Isaac Whitsunday regional plan, through more detailed local responses, taking into account the local context.

(5) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.

(6) The planning scheme applies to the planning scheme area of Mackay Regional Council including all premises, roads, internal waterways and tidal areas, and interrelates with the surrounding local government areas illustrated in Figure 1.

Editor's note – The planning scheme has been amended to align with the regulated requirements as provided in the *Planning Act 2016*. In accordance with section 16(3) of the Act, the regulated requirements apply to the planning scheme to the extent of any inconsistency.

Editor's note – State legislation may state that the planning scheme does not apply to certain areas, e.g. strategic port land under the *Transport Infrastructure Act 1994* and Mackay Airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*.

Figure 1 – Local government planning scheme area and context

1.2 Planning scheme components

(1) The planning scheme comprises the following components:

- (a) about the planning scheme
- (b) state planning provisions
- (c) the strategic framework
- (d) the priority infrastructure plan
- (e) tables of assessment
- (f) the following zones:
  - (i) Community facilities zone
  - (ii) Conservation zone
  - (iii) District centre zone
  - (iv) Emerging community zone
    - (A) Alexandra Street precinct (precinct no. EC1)
    - (B) Andergrove lakes precinct (precinct no. EC2)
    - (C) Mirani precinct (precinct no. EC3)
    - (D) Northern Beaches south precinct (precinct no. EC4)
    - (E) Ooralea precinct (precinct no. EC5)
    - (F) Sarina north precinct (precinct no. EC6)
    - (G) Shoal Point–Bucasia precinct (precinct no. EC7)
    - (H) Walkerston precinct (precinct no. EC8)
  - (v) High density residential zone
  - (vi) High impact industry zone
    - (A) Sugar mill precinct (precinct no. HI1)
    - (B) Air quality management (precinct no. HI2)
  - (vii) Industry investigation zone
    - (A) Boundary Road east precinct (precinct no. II1)
    - (B) Cowleys Road precinct (precinct no. II2)
    - (C) Glenella precinct (precinct no. II3)
    - (D) Marian precinct (precinct no. II4)
    - (E) Paget south precinct (precinct no. II5)
    - (F) Sarina precinct (precinct no. II6)
  - (viii) Local centre zone
  - (ix) Low density residential zone
  - (x) Low impact industry zone
  - (xi) Major centre zone
  - (xii) Medium density residential zone
    - (A) Low-medium density precinct (precinct no. MD1)
    - (B) General medium density precinct (precinct no. MD2)
    - (C) Multi-storey medium density precinct (precinct no. MD3)
  - (xiii) Mixed use zone
    - (A) Amenity and convenience precinct (precinct no. MX1)
    - (B) Fringe commercial precinct (precinct no. MX2)
  - (xiv) Neighbourhood centre zone
  - (xv) Open space zone
  - (xvi) Principal centre zone
  - (xvii) Rural zone:
    - (A) Investigation area precinct (precinct no. RU1)
  - (xviii) Rural residential zone

(xix) Special purpose zone
  (A) Future road precinct (precinct no. SP1)
(xx) Specialised centre zone
  (A) Showrooms and hardware precinct (precinct no. SC1)
  (B) Tavern precinct (precinct no. SC2)
(xxi) Sport and recreation zone
(xxii) Tourism zone
(xxiii) Township zone

(g) the following local plans:
  (i) Mackay city centre local plan:
    (A) City core precinct (precinct no. CC1)
    (B) City mixed use precinct (precinct no. CC2)
    (C) Education mixed use precinct (precinct no. CC3)
    (D) Exhibition / events precinct (precinct no. CC4)
    (E) Civic precinct (precinct no. CC5)
  (ii) Marian central local plan

(h) the following overlays:
  (i) Acid sulfate soils overlay
  (ii) Agricultural land overlay
  (iii) Airport environs overlay
  (iv) Biodiversity overlay
  (v) Bushfire hazard overlay
  (vi) Extractive resources and high impact activities overlay
  (vii) Flood and coastal hazards overlay
  (viii) Heritage and neighbourhood character overlay
  (ix) Landscape character and image corridor overlay
  (x) Landslide hazard overlay
  (xi) Regional infrastructure overlay
  (xii) Residential density overlay (overlay involves map for the purpose of changing the level of assessment only, and therefore no overlay code is provided in Part 8)
  (xiii) Road hierarchy overlay (overlay involves map for information purposes only and therefore no overlay code is provided in Part 8)
  (xiv) Transport noise corridor overlay (overlay involves map for information purposes only and therefore no overlay code is provided in Part 8)

(i) the following development codes:
  (i) use codes:
    (A) Caretaker's accommodation, dwelling unit and rural workers accommodation code
    (B) Centre activities code
    (C) Childcare centre code
    (D) Community activities code
    (E) Dwelling house code
    (F) Extractive industry code
    (G) Home-based business code
    (H) Industry activities code
    (I) Intensive rural activities code

(J) Market and roadside stall code
(K) Multiple dwelling activities code
(L) Outdoor business activities code
(M) Parking station code
(N) Recreation activities code
(O) Sales office code
(P) Service station and car wash code
(Q) Ship-sourced pollutants reception facilities in marinas code
(R) Short term accommodation code
(S) Telecommunications facility code
(T) Tourist park and relocatable home park code

(ii) other development codes:
(A) General development requirements code
(B) Healthy waters code
(C) Reconfiguring a lot code

(j) the following other plans:
(i) land use plans under the Transport Infrastructure Act 1994
(ii) land use plan under the Airport Assets (Restructuring and Disposal) Act 2008
(iii) Priority Development Area under the Economic Development Act 2012

(k) schedules and appendices:
(i) Schedule 1 Definitions
(ii) Schedule 2 Mapping
(iii) Schedule 3 Priority infrastructure plan mapping and support material
(iv) Schedule 4 Notations required under the *Planning Act 2016*
(v) Schedule 5 Designation of premises for development
(vi) Schedule 6 Planning scheme policies
(vii) Appendix 1 Index and glossary of abbreviations and acronyms
(viii) Appendix 2 Table of amendments.

(2) The following planning scheme policies support the planning scheme:

(a) Engineering design guidelines – bushfire protection planning scheme policy
(b) Engineering design guidelines – constructed lakes planning scheme policy
(c) Engineering design guidelines – cycleway and pathway design planning scheme policy
(d) Engineering design guidelines – geometric road design planning scheme policy
(e) Engineering design guidelines – healthy waters planning scheme policy
(f) Engineering design guidelines – landscape planning scheme policy
(g) Engineering design guidelines – pavement design planning scheme policy
(h) Engineering design guidelines – quality assurance requirements for design planning scheme policy
(i) Engineering design guidelines – sewerage system design planning scheme policy
(j) Engineering design guidelines – site regrading planning scheme policy
(k) Engineering design guidelines – stormwater drainage design planning scheme policy
(l) Engineering design guidelines – structures / bridge design planning scheme policy
(m) Engineering design guidelines – subsurface drainage design planning scheme policy
(n) Engineering design guidelines – water supply design planning scheme policy

1.3 Interpretation

1.3.1 Definitions

(1) A term used in the planning scheme has the meaning assigned to that term by one of the following:

(a) the *Planning Act 2016* (the Act)

(b) the Planning Regulation 2017 (the Regulation)

(c) the definitions in schedule 1 of the planning scheme

(d) the *Acts Interpretation Act 1954*; or

(e) the ordinary meaning where that term is not defined in any of the above.

(2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.

(3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.

(4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.

(5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note – In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

(1) Standard drawings contained in codes or schedules are part of the planning scheme.

(2) Maps provide information to support the outcomes and are part of the planning scheme.

(3) Notes are identified by the title 'note' and are part of the planning scheme.

(4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note – this is an example of a note.
Editor's note – this is an example of an editor's note.
Footnote[1] – this is an example of a footnote.

1.3.3 Punctuation

(1) A word followed by ';' or ', and' is considered to be 'and'

(2) A word followed by '; or' means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

(1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:

(a) if adjoined on both sides by land in the same zone – the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land

(b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries

(c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone – the entire waterway or reclaimed land is in the same zone as the adjoining land

(d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note – the boundaries of the local government area are described by the maps referred to within the Local Government Regulation 2012.

1.4 Categories of development

(1) The categories of development under the Act are:

(a) accepted development

Editor's note – a development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

(b) assessable development

(i) code assessment

(ii) impact assessment

Editor's note – a development approval is required for assessable development. Schedules 9, 10 and 12 of the Regulation also prescribes assessable development.

(c) prohibited development.

Editor's note – a development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

(2) The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note – Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment and may be a regulation or local categorising instrument. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

(1) Where there is inconsistency between provisions within the planning scheme, the following rules apply:

(a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;

(b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;

(c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;

(d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;

(e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;

(f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

(1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.

(2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note – the building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

(3) This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note – the *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32). These include variations to provisions contained in part MP 1.1, MP 1.2 and MP 1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site car parking and outdoor living spaces. It may also regulate other matters such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*.

Refer to schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

(4) The building assessment benchmarks are contained in the following parts of this planning scheme:

- Overlay codes – Part 8 (8.2.8) – Heritage and neighbourhood character overlay
- Development codes – Part 9 (9.3.6) – Dwelling house code

Editor's note – a decision in relation to building work that is assessable development under the planning scheme can only be issued as a preliminary approval. See section 83(b) of the *Building Act 1975*.

Editor's note – in a development application, the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 56 of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

There are no administrative matters for this planning scheme.

Part 2 State planning provisions

2.1 State planning policy

The Minister has identified that the state planning policy (April 2016) is integrated in the planning scheme in the following ways:

Aspects of the state planning policy appropriately integrated

- Liveable communities and housing
  - Housing supply and diversity
  - Liveable communities
- Economic growth
  - Agriculture
  - Development and construction
  - Mining and extractive resources
  - Tourism
- Environment and heritage
  - Biodiversity
  - Coastal environment
  - Cultural heritage
  - Water quality
- Safety and resilience to hazards
  - Emissions and hazardous activities
  - Natural hazards, risk and resilience
- Infrastructure
  - Energy and water supply
  - State transport infrastructure
  - Strategic airports and aviation facilities
  - Strategic ports

Aspects of the state planning policy not integrated

Nil

Aspects of the state planning policy not relevant to Mackay Regional Council

Nil

Editor's note – in accordance with section 8(4) of the Act the State Planning Policy applies to the extent of any inconsistency.

2.2 Regional plan

The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Mackay Isaac Whitsunday Regional Plan 2012, as it applies in the planning scheme area.

2.3 Referral agency delegations

Schedule 10 of the Regulation identifies referral agencies for certain aspects of development. The following referral agencies have delegated the following referral agency jurisdictions to Mackay Regional Council:

Table 2.3.1 – Delegated referral agency jurisdictions

Column 1 Application involving	Column 2 Referral agency and type	Column 3 Referral jurisdiction
There are no delegated agency referral agency jurisdictions for the planning scheme		

2.4 Regulated requirements

The regulated requirements prescribed in the Planning Regulation 2017 dated 3 July 2017 are appropriately reflected in full in the planning scheme.

Editor's note – Section 16(3) of the Act states that the contents prescribed by the Regulation apply instead of a local planning instrument, to the extent of any inconsistency.

Part 3 Strategic framework

3.1 Preliminary

(1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

(2) Mapping for the strategic framework is included in Schedule 2.

(3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:

- (a) the strategic intent;
- (b) the following eight themes that collectively represent the policy intent of the scheme:
  - (i) settlement pattern;
  - (ii) natural environment and regional landscapes;
  - (iii) strong communities;
  - (iv) natural resource management;
  - (v) transport;
  - (vi) infrastructure;
  - (vii) strong economy;
  - (viii) sustainability, climate change and natural hazards;
- (c) the strategic outcome/s sought for development in the planning scheme area for each theme;
- (d) the element/s that refine and further describe the strategic outcomes;
- (e) the specific outcomes sought for each, or a number of, elements; and
- (f) the land use strategies for achieving these outcomes.

(4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

3.2.1 Regional strategic vision

The Mackay region is sustainable, vibrant and prosperous as central Queensland's agricultural and mining services hub. Growth and development in the Mackay region is planned sustainably, both economically and environmentally for the collective benefit of landowners, residents and business. Development is planned and sequenced to ensure the efficient provision and use of infrastructure.

The region supports a lifestyle that is connected to its natural areas, tropical climate, diverse and vibrant community and unique urban, rural and coastal locations which extend across the region to Bloomsbury in the north, Eungella in the west, the extended coastline and islands to the east and Koumala in the south.

The diverse regional economy is driven by coal mining in the Bowen Basin, associated industries and resource exports; agricultural production with the focus on cane production for sugar, bio-fuels, and electricity; tourism development; the supply of household goods and retail activity; and a growing services sector and marine related activities. Sustainable rural industries contribute to the regional economy, capitalise on existing competitive advantages, respond to technological advances and adapt to climate variability. The Pioneer River and Plane Creek basins serve as the region's key agricultural production areas. Tourism development capitalises on the region's unique natural areas, inland forests, rural landscapes, coastal areas and islands.

The healthy natural environment supports the biodiversity and ecosystem services that underpin sustainable development in the Mackay Region. Sustainable growth management protects natural areas and continually assesses the demands and impacts of growth to maintain a resilient natural environment for future generations. Development that facilitates the appreciation, presentation and conservation of the land's natural condition and cultural values is encouraged.

The liveability of the region is characterised by the tropical climate and associated lifestyle and the sense of place and community found in distinctive neighbourhoods in urban areas and unique rural and coastal living opportunities. The key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani provide diversity in housing types and accommodation; compact and sustainable urban living with walkable centres and active transport; and access to quality open spaces and a range of quality health, education, community and recreational facilities that serve the demography and diversity of the population. The region provides a safe living environment for families and individuals at different stages of their lifecycle; is resilient against natural hazards and climate change impacts, and provides a diverse economy and range of employment opportunities.

3.2.2 Growth management and urban consolidation

The ***settlement pattern*** supports regional growth towards a population of 180,000 by focusing growth in the key urban areas of Mackay, Walkerston, Sarina, Marian, and Mirani, whilst enabling continuation of a rural lifestyle within the rural landscape in designated nodes. The settlement pattern supports growth that aligns with existing and planned economically efficient infrastructure, creates an integrated and compact urban form that provides accessible and walkable communities, facilitates active modes of transport, advances the primacy of productive agricultural land and areas of environmental significance and reduces urban sprawl through infill development within the key urban areas.

The ***urban form*** is characterised by the higher development intensity and building heights in the principal, major and district centres; the compact urban form that increases densities in and around centres, along high frequency public transport corridors and areas with high amenity value and maximises the efficient use of land and infrastructure within urban areas; the mix of higher to lower density housing achieved through the street network, block size and building types within the key urban areas of Mackay, Walkerston, Sarina, Marian, and Mirani; water sensitive design in urban areas in response to the tropical climate and the low built form in rural and coastal townships.

The Mackay region responds to the ***growth management challenges*** associated with:

- protecting the unique natural environment and regional landscape;
- sustaining agricultural production and facilitating expansion and diversification of agriculture;
- supporting industry expansion related to the mining sector and growing household demands;
- accommodating population growth and migration into the region with associated pressure on community facilities;
- efficient transport and logistics networks to support economic activity;
- providing and sequencing development for urban purposes in alignment with planned economically efficient infrastructure provision;
- ensuring that development for urban purposes does not occur in investigation areas before they are sequenced for development;
- providing a range of affordable short-term and permanent housing choices that respect the changing household composition of the growing population;
- sustaining the liveability of the region whilst providing healthy and active lifestyle choices,
- development in a tropical climate with high rainfall and flooding; and
- climate change impacts, including coastal hazards and avoiding exposure and risk to development.

The ***outcomes of growth management*** in the Mackay region are:

- focussing population growth in the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani whilst enhancing liveability and lifestyle options;
- maintaining the natural environment and associated natural ecological processes for future generations;
- a functional regional green and open space network with appropriate recreational opportunities;
- protecting agricultural land from encroachment of incompatible uses;
- providing appropriately located and accessible employment areas;
- providing appropriately located land to accommodate future growth, including commercial, industrial and residential expansion;
- providing efficient and sequenced economically efficient infrastructure and services in support of urban growth within priority infrastructure areas;
- the extent and intensity of development is commensurate with and does not exceed the capacity of infrastructure available to service the area;
- integrating development with existing and planned service and community infrastructure and employment areas to achieve a compact urban form;
- encouraging affordable housing through the provision of a range of housing choices, including short-term accommodation in the key urban areas;
- providing integrated transport solutions that reduce travel demand and expand active transport options such as walking and cycling;
- settlement and building design that responds to the tropical climate and improves resilience to natural hazards and climate change impacts which includes avoiding the risk associated with coastal hazards; and
- development for urban purposes outside of priority infrastructure areas provides all infrastructure necessary to service the ultimate development for the area with full cost, including ongoing lifecycle cost, to the developer.

Each of the urban areas of Mackay, Walkerston, Sarina, Marian and Mirani is subject to the following principles of ***urban consolidation***:

- a clear boundary is established between the urban area and non-urban uses;
- infill opportunities at appropriate locations that support a compact urban form and achieves effective use of land and infrastructure are maximised;
- new development areas achieve a high level of self-containment including increasing access to employment opportunities and social and community facilities in close proximity to residential areas;

- infill and increased residential densities around centres, major transport corridors, and areas of high amenity are encouraged;
- the provision of community health, education and social facilities respect the hierarchy of centres, and achieve high levels of public access and economic efficiency;
- development supports active transport and mobility options that includes access to public transport, walking and cycling;
- sport and recreation facilities are provided at regional and local scale;
- the open space system and provision of parklands maximises access to rivers and esplanades in urban areas;
- infrastructure is sequenced and targeted in support of growth within priority infrastructure areas, with due consideration of economic efficient infrastructure and connectivity between local and regional infrastructure networks; and
- strategic infrastructure is protected from the encroachment of residential and incompatible development.

The ***Mackay urban area*** accommodates the bulk of the region's population and contains the principal regional centre located in the Mackay City Centre ("the City Centre") along the south bank of the Pioneer River. The Mackay urban area is the primary employment and industrial location in the region and offers regional services and functions, including tertiary education, regional health, cultural, entertainment, sport and recreation facilities, government services, specialised personal and professional services, and specialised commercial and retail employment. The Mackay urban area provides regional agriculture support services and associated transport logistics. The Mackay urban area is well connected to the regional transport network and provides regional road, rail, and air and sea connectivity.

New development is sequenced to support planned infrastructure investment in the preferred urban growth areas within Mackay, Walkerston, Sarina, Marian and Mirani in the period to 2026. New development areas achieve residential choice and support a self-contained and compact urban form.

Investigation areas in Mackay and Sarina do not form part of the urban area and provide protection of the land from incompatible uses that can compromise the opportunities for potential future urban expansion. Low-intensity agricultural activities are to continue in the interim period before 2026 at Ooralea, before 2031 at Richmond and Sarina east and in the life of this planning scheme at Rosella.

Priority is given to development within priority infrastructure areas. Out of sequence development does not occur in investigation areas unless detailed land use and infrastructure planning of that investigation area has been carried out and there is full cost recovery from the development of all infrastructure to be provided, including ongoing lifecycle cost. The infrastructure to be provided must be of sufficient capacity to service all development in the area.

The ***Ooralea investigation area*** (Investigation area 1) considers urban expansion in the area bounded by the Central Queensland University Ooralea campus, Schmidtkes Road, Broadsound Road, Stockroute Road and Cowleys Road. The development of the Ooralea investigation area for urban purposes is not sequenced before 2026. Interim development of the investigation area does not compromise its potential future development for urban purposes.

The ***Richmond investigation area*** (Investigation area 2) considers urban expansion in the area bounded by the Glenella Richmond Road, Habana Road, Mackay-Bucasia Road and future multimodal transport corridor to the south. The development of the Richmond investigation area for urban purposes is not sequenced before 2031. Interim development of the investigation area does not compromise its potential future development for urban purposes.

The ***Rosella investigation area*** (Investigation area 3) considers urban expansion to accommodate industrial development in the area bounded by the Fenners Road, Bruce Highway, Holmes Road, and an eastern boundary that respects environmental, acid sulfate soil and coastal storm tide constraints. The potential future development of the Rosella investigation area should achieve a staged conversion of agricultural land to industrial use. The development of the Rosella investigation area is not considered in the life of this scheme. Interim development of the investigation area is limited to low-intensity rural uses with limited built form and infrastructure that do not compromise future industrial development of the land.

The ***Sarina east investigation area*** (Investigation area 4) considers urban expansion to accommodate residential development south of Brooks Road. The development of the Sarina east investigation area is not sequenced before 2031. The potential future development of the Sarina east investigation area should retain the visual backdrop of the hill by not developing the upper reaches thereof, ensure effective northern and western connectivity to the road network and provide appropriate open space.

The ***Sarina*** urban area is a major regional centre for employment and services in the southern Mackay region, including the Sarina coastal townships and areas south of Sarina to St Lawrence. The Sarina urban area provides residential expansion to the north of Sarina Beach Road and industrial expansion to the north-west of the Bruce Highway. New neighbourhoods are focused around local centres and provide access to active transport, appropriate open space and recreational opportunities. Opportunities for infill within the urban area around the town centre encourage medium density residential development in support of a range of housing types, including multiple dwellings, dual occupancy and smaller lot sizes. The main street contains a mix of uses and retail activity and is designed to serve as a focal point for community interaction with active street frontages. The scenic value of the Sarina hills as a backdrop to the town is protected from development. The Plane Creek Mill and associated sugar cane processing provides employment and serves as a historical icon in the identity of Sarina with related tourism activity.

Walkerston provides a range of housing options that includes higher densities around the town centre to rural residential living on the south-eastern periphery of the urban area. The district centre provides a mixture of moderate to small scale services and facilities to serve the catchment of Walkerston and rural communities to the south-west. Walkerston offers an integrated transport system with active transport and mobility options and transport linkages to the Mackay urban area which offers regional services and employment opportunities.

Marian and Mirani provide commercial functions within the centres and local employment at the Sugar Mill and within industrial areas. These are compact settlements that provide walkable neighbourhoods, green and recreational spaces that favour linkages to the Pioneer River, residential choice that is predominantly low-rise, tropical building design, heritage protection of historical built form, local administrative functions of government and transport connections to the principal centre of Mackay. Marian provides a strengthened town centre, access to a sub-regional sports facility, local employment and limited residential expansion to the south to accommodate a mix of housing options. The towns of Marian and Mirani achieve self-containment and function in a complementary manner in providing employment and services to the needs of residents and tourists of the Pioneer Valley.

Rural townships provide limited infill opportunity within each urban area, local convenience and community facilities with development complementing the scale, intensity, character and amenity of each township. Growth within rural and coastal townships is limited to the urban area in accordance with its role as principal, secondary or tourism-orientated township. The principal townships of Midge Point, Calen, Seaforth, Farleigh, Finch Hatton, Eton, Sarina Beach and Koumala accommodate limited infill and provide support services to the surrounding area.

Coastal townships provide low-density coastal living with local convenience and community facilities. Development in coastal townships occurs within the urban area and provides limited growth due to the lack of local employment opportunities; lack of community and health services, local topographic and climate change impact constraints, the need to protect natural vegetation, scenic value and rural landscapes and the limited capacity of the infrastructure networks.

The principal coastal townships of Midge Point, Seaforth and Sarina Beach provide low intensity residential development and a range of non-residential activities that are located in a cluster to achieve a cohesive town centre. Sarina Beach, as both principal and tourist-orientated township, may offer future development opportunity based on meeting demand and addressing infrastructure, environmental and other constraints – noting the area bounded by the Sarina Beach township, Sarina Beach Road, Sarina inlet and rural residential land (opposite Herta Lane). Tourist-orientated development is provided in Haliday Bay, Ball Bay, Salonika Beach, Grasstree Beach, Campwin Beach and Armstrong Beach. Secondary coastal townships offer limited growth in St Helens Beach, McEwens Beach, Dunnrock, Half Tide Beach and Grasstree Beach as it avoids expansion whilst accommodating local convenience and community facilities. The residential development at Laguna Whitsundays is an intrinsic part of the regional tourist facility.

The ***offshore islands*** are protected for their natural, environmental and scenic amenity value. Tourism development that maintains sensitive environmental and landscape character values is encouraged on Lindeman, Brampton and Keswick Islands. The development of Keswick Island avoids increasing the scale of activity within the Tourism area (major) zone and achieves appropriate environmental and servicing outcomes.

The ***liveability*** of urban areas is characterised by the protection of residential character areas, creating high amenity neighbourhoods, protection of residential areas from undesirable industrial impacts such as air and noise pollution and hazardous materials, providing active recreation and transport opportunities and avoiding development in areas at risk of landslide, natural hazards or climate change impacts. The settlement pattern provides a sustainable long-term land use pattern by avoiding and minimising the encroachment of urban development into agricultural land, natural resource areas, areas of environmental significance and high impact activity areas. The historical location of urban uses in close proximity to sugar mills is acknowledged and the interface between the sugar mill industry and sensitive uses is managed to protect the wellbeing of the resident community and the long term viability of the sugar mill activity.

The range of ***social facilities and community services*** in the urban areas of Mackay, Walkerston, Sarina, Marian and Mirani respond to the needs of all members of the community, including the youth, families, lone person households, migrant and seasonal workers and the longer term increase in the older population. Education, health and emergency services are planned and appropriately located to support population growth in urban areas, including the emerging communities in new development areas, whilst maintaining appropriate access to facilities in rural areas. Regional art and cultural facilities respond to the diversity of residents in the region with the primary facilities located in the Mackay urban area. Community facilities are designed to integrate with the established visual amenity of the surrounding urban neighbourhood and provide high quality design outcomes that reinforce the sense of identity of the local area or region.

The ***regional infrastructure network*** provides water, waste water and waste management facilities, storm water management, energy distribution and a road network that services existing urban areas and the orderly extension thereof into new growth areas. Economically efficient infrastructure provision supports the expansion of employment areas in Mackay, Walkerston, Sarina, Marian and Mirani, including potential industrial expansion in the Paget industry investigation area and potential future industrial expansion in Rosella. Waste management encourages sustainable practices in providing regional collection, recycling, transfer, and storage of waste. Trunk infrastructure provision outside the priority infrastructure area is subject to full cost recovery, including lifecycle cost.

The ***regional integrated transport network*** provides for the safe and efficient movement of people and goods through a range of transport options. The network fosters opportunity to establish the region as a distribution hub. The road network links the high-impact industrial area of Paget and potential future high-impact industrial area of Rosella to mining destinations to the west, the major Ports of Mackay and Hay Point and associated support industries. The hierarchy of roads maintains effective traffic movement in urban and rural areas and connects to the national road and rail network. The future multimodal transport corridor connects the Mackay Harbour to the Bruce Highway and the major State and road network, including the future Mackay Ring Road (bypass road).

The future Mackay Ring Road (bypass road) enables the movement of heavy vehicles west of the Mackay urban area boundary and across the Pioneer River without intrusion into the residential areas, inner suburbs and the City Centre. The rail system enables the movement of passengers and bulky goods and connects to the north coast rail line as well as the Ports of Mackay and Hay Point. The sugar cane rail network supports efficient movement of cane to sugar mills.

Active transport in the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani provides residents with access to public transport, cycling and walking options to access employment areas, community services and major recreational facilities.

The regional ***air and sea ports*** play a key role in the regional and state economy and are a focus for employment and land use opportunities associated with the location and operations of ports. Mackay Airport serves as a multimodal integrated transport hub for the greater Mackay, Isaac and Whitsunday region and provides infrastructure that supports the tourism, commerce, agricultural and resource sectors as well as international and domestic travel. The Mackay Airport Land Use Plan and masterplans for seaports strengthen the strategic role of ports and enable their development as key regional economic infrastructure. Mackay Airport is protected from development that may adversely affect the safety, efficiency and regularity of aircraft operations and its capacity to serve as a regional airport for passenger movement, freight movement and emergency services. The development of the airport maintains its integration with the transport network and supports the network of centres within the Mackay urban area. The 'Priority Port' of Hay Point and Mackay are developed as key regional economic infrastructure under the *Sustainable Ports Development Act 2015*. The Port of Mackay, including transport infrastructure corridors, is protected from incompatible development that limits its function as an export and import port in support of the regional economy. Mackay Marina performs an important leisure and tourism function. The Port of Hay Point, including transport infrastructure corridors, is appropriately buffered and protected from incompatible development enabling port development and export expansion.

Freight transport on rail and road supports the regional economy as a distribution hub. Freight related infrastructure is protected from incompatible development. The future regional intermodal freight facility at Rosella as well as future truck stop facilities along the Bruce Highway benefit from being buffered from residential areas and having direct access to the regional freight road network. Similarly, existing and future transport infrastructure corridors servicing the Ports of Mackay and Hay Point are protected from incompatible development. The regional freight network provides connectivity to the national north-south road and rail distribution network and the mining related east-west freight movement.

Key Resource Areas (including processing and separation areas) and haulage routes from key resource area quarries are appropriately buffered and protected from urban development and encroachment of incompatible uses. Potential future development in the Richmond investigation area responds to the location of The Cedars Quarry separation area.

Agricultural land is protected from incompatible uses to prevent loss and fragmentation of land for agricultural production. Agricultural land is a key component of the resilience and diverse economic base of the Mackay region, which includes local food supply and sugar cane production as a dominant agricultural use.

The ***sugar cane industry*** is supported through protection of agricultural land, supporting infrastructure and enabling diversification of sugar production into energy production, biofuels and other products at Racecourse and Plane Creek Mills. The current and future productivity and operational efficiency of Racecourse Mill, co-generation plant, refinery, other future diversification projects and associated infrastructure is protected from, and not compromised by, the encroachment of sensitive or incompatible non-residential development.

Rural production areas of agricultural land are protected from permanent impacts, diminished productivity, fragmentation and urban and rural residential development.

The ***employment areas*** serve the needs of the regional economy through specialist industrial activity related to mining; low-impact industrial activity in support of mining, commercial and household demand; agricultural support services and milling related to the sugar cane industry; the commercial activity in the principal, major and district centres; and the expanding services sector which includes tourism.

The activities within employment areas respect the maintenance of air quality and well-being of the community, including special measures to buffer the impact of high impact activities on sensitive uses. The regional abattoir at Bakers Creek is appropriately buffered to limit its impacts on the amenity of the surrounding urban area. The expanded Central Queensland University campus and technology industries in Ooralea and the City Centre support the skills requirements and diversification of the regional economy.

Tourism opportunities range from activities showcasing natural assets in the region including mountains, forests, beaches and reefs, to other valued qualities including regional recreation resources, the region's landscape character, integrated resorts such as Brampton Island, Keswick Island, Laguna Quays, Lindeman Island and other tourist nodes. Mackay Marina Village and East Point (Mackay Harbour), within the Mackay urban area, provides recreational and tourism opportunities that respect environmental constraints of the area and benefits from the unique location on the riverine and / or seaside foreshore. These form the foundation for the further development of a vibrant and sustainable tourism industry that celebrates and supports the region's unique qualities and tourism assets. It is important these assets are protected for their many values and can be enjoyed by residents and visitors.

All types of short-term accommodation, particularly hotels, backpacker accommodation, serviced apartments and motels are strongly encouraged and supported in the Mackay and Sarina urban areas and in the coastal townships of Midge Point, Seaforth, Haliday Bay, Ball Bay, Salonika Beach, Grasstree Beach, Campwin Beach and Armstrong Beach, where supported by appropriate urban infrastructure. Tourism development also provides for nature based and eco-tourism experiences in the rural hinterlands (such as Broken River, Eungella, Crediton, Cameron's Pocket and Finch Hatton Gorge), adventure-based attractions, marine, and business and events tourism.

The Mackay Region provides ***a range of sport and recreation opportunities*** that includes organised sport, cultural and recreational activities in the key urban areas. The regional sports nodes in Mackay and Sarina are supplemented by local sports facilities in Marian, Mirani and Walkerston to ensure access to a range of sporting facilities. The Pioneer Valley provides a sub-regional sports facility located within, or adjacent to, the Marian urban area and in close proximity to the Marian district centre. Opportunities for recreation boating and fishing occur along the coast with large scale anchorage facilities provided at the Mackay marina. The interface between sport and recreational activities and sensitive land uses is managed to minimise land use conflicts, maintain high levels of amenity for sensitive land uses and ensure the long term viability and operational efficiency of sport and recreation activities.

The Mackay, Walkerston, Sarina, Marian and Mirani urban areas ensure access to areas of high amenity value for ***recreation opportunities in urban areas***. Seaside foreshores, riverine esplanades, regional and local parks, and open space corridors provide recreational opportunities in close proximity to the urban population.

Development responds to the ***tropical climate and incidence of flooding*** by providing sufficient drainage infrastructure for minor local flooding or overland flow, using water sensitive design of road infrastructure and open spaces, and establishing evacuation routes through disaster risk management. Urban and rural residential development adopts best practice water catchment planning, water cycle management and tropical building design. Settlements in the Mackay region adjust to the risks associated with natural hazards through appropriate location and design of urban development and new development avoids places at significant risk of hazard.

Urban development is compatible with the natural and human-made ***constraints on development*** including agricultural land, vegetation, air quality, noise, slope, natural hazards, flooding risk, erosion prone land, acid sulfate soils, areas of environmental value and risks posed by coastal hazards.

The ***cultural and built heritage*** is protected to ensure new development is sympathetic to the historical significance of sites within the Mackay region. Sites of State and local significance provide a reflection on the indigenous cultural heritage, history of settlement, sugar cane farming and historic development of the region in both urban and rural settings.

The Mackay region provides opportunities for ***rural living*** on land that does not impact negatively on the use of agricultural land. The expansion of rural residential land is avoided due to impacts on the fragmentation or loss of agricultural land, high cost of servicing such land, and lack of access to community facilities, including health, education and emergency services. Limited infill opportunities exist within designated rural residential nodes that do not encourage expansion into agricultural land.

The ***rural areas*** are protected from the impacts of urban growth and managed to sustain their role in providing the natural resource base, maintaining the landscape function and ecosystem services, and supporting agricultural industries. Rural land is subject to sustainable agricultural practices and catchment management that controls soil erosion and stream bank stability, protects riparian vegetation and limits the movement of chemical residues and nutrients from farms into the aquatic environment.

The ***natural resources and natural environment*** in the region are protected to support the resilience of the biodiversity network, species habitats, and ecological services and supports tourism and outdoor recreation.

Development, such as ecotourism facilities, in natural environments are encouraged in order to facilitate the presentation, appreciation and conservation of the land's natural condition, cultural resources and values. Development that is inconsistent with this primary purpose and that would require significant change to the land's natural condition or would adversely affect the conservation of the land's cultural resource and values should be avoided.

A ***regional green space network*** assists in preventing loss or degradation of environmental significance (including biodiversity value, remnant vegetation, wetlands and natural wildlife habitats) and protects natural linkages and environmental corridors between nature reserves, along waterways and coastal foreshore areas. Development avoids sensitive habitats and areas with biodiversity and environmental significance. Natural open space corridors provide natural linkages at regional and local scale across the Mackay region. New urban development ensures the continuation of healthy waterways through stormwater quality and flow management and waste water management. The regional green space network provides opportunities for active recreation and a healthy lifestyle.

The ***regional open space network*** provide opportunities for active and passive outdoor recreation activities through a hierarchy of open spaces (regional, district and local parks) and prevent loss or degradation to areas of natural environmental value such as bushland, wetlands or waterways from urban development. Open spaces in neighbourhoods and urban areas provide natural environment amenity, urban breaks, recreation spaces, and walkable connections. Development is designed to visually integrate with the open space and landscape character setting.

The ***regional landscape character*** is retained and enhanced for future generations. Development avoids impacting on landscapes of high aesthetic value and amenity as represented by the scenic backdrop of the Clarke and Connors Ranges; the scenic amenity of the coast, the coastal hills, ridgelines and hillsides; the rivers and estuaries of the Pioneer and O'Connell Rivers and Bakers and Plane Creeks; the unique forest and vegetation communities, core habitat areas and wetlands; the natural linkages between the hinterland and coast along riparian corridors; and the natural environmental values of the offshore islands.

3.2.3 Network of centres and industrial areas

The ***network of centres*** within the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani is designed to service sub-regional population catchments and do not undermine the role of the City Centre and each other. The centres network provides a hierarchy of principal, major, district, local, neighbourhood and specialised centres. Higher intensity and mixed uses are focused within centres in support of a compact urban form. Out of centre development is discouraged and avoids commercial strip development along roads.

The ***principal, major and district centres*** are connected to the transport network and accessible by public transport, cycling and pedestrian networks; contain a mix of higher intensity land uses and services in relation to its role within the hierarchy of centres; provide active street frontages and main street development; and are characterised by well-designed public spaces that utilise tropical design responses.

The ***City Centre*** as principal centre in the region provides a range of functions as the:

- regional economic and commercial centre for the Mackay and broader Mackay Isaac Whitsunday region with the largest and most diverse mix of uses and a concentration of retail, commercial, business, office, employment, high density residential, health services, administrative, community, education, cultural, recreational and entertainment activities;
- primary regional destination for social interaction, vibrant cultural events, festivals and regional recreational activities;
- high density residential centre that includes high rise residential and short-term accommodation developments;
- regional administrative hub with State and local government services;
- regional transport hub that connects transport modes in the region including active transport accessibility;
- historical first major urban settlement with associated cultural heritage places and buildings; and
- walkable city that embraces its tropical climate and location through an active public realm and connectivity to the Pioneer River.

Major centres are sub-regional activity nodes that provide a diverse mix and concentration of retail, commercial, small-scale offices, higher density residential, health services, community, cultural and entertainment facilities that do not compromise the viability, role or function of the principal centre (the City Centre) and other designated centres in the centres network. The built form enables development of a higher density than the surrounding area, achieves high quality design outcomes in the public realm that responds to the tropical climate and landscape setting, and enables buildings to address the public realm through active and articulated frontages and a human scale. The major centres in the Mackay urban area are located at Mount Pleasant and Rural View and the southern portion of the Mackay region is served by a major centre in Sarina. The Mount Pleasant major centre's catchment includes the Mackay's inner and middle northern suburbs and rural communities to the north. The Rural View major centre's catchment includes Mackay's northern beaches. The major centre in the Sarina town centre serves a catchment that includes Sarina, the Sarina's coastal communities and rural communities in the southern portion of the region.

District centres are suburban activity nodes that do not compromise the viability, role or function of the major centres or the principal centre (the City Centre) and serve the suburbs immediately surrounding such centres. District centres provide a mix of uses and activities including retail, commercial, residential, small-scale offices, administrative and health services, community, small-scale entertainment and recreational facilities. The built form and building height reflects the intensity and prominence of district centres as suburban activity nodes, but respects and integrates with surrounding low-rise and low-intensity development. Key main streets within district centres are characterised by active and articulated buildings defining and addressing the street and a vibrant street-orientated atmosphere with high quality pedestrian amenity.

In the Mackay urban area, the three district centres service the population catchments around Andergrove, North Mackay and West Mackay (Fourways and Parkside). The district centre in Marian serves a broader catchment including Mirani and surrounding Pioneer Valley. The district centre in Walkerston serves the Walkerston urban area and surrounding rural area.

Local centres are local activity nodes that offer a limited range of land uses and activities to service local convenience needs in the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani. The built form of local centres integrates with the surrounding development and buildings address the public realm by providing street orientated and articulated frontages.

Neighbourhood centres are neighbourhood activity nodes that offer small scale land uses and activities to service the convenience needs of residential neighbourhoods in the key urban areas. The built form of neighbourhood centres integrates with the surrounding residential neighbourhood and buildings address the public realm by providing street orientated and articulated frontages.

Specialised centres provide for unique and single-purpose activities such as large-format showroom, bulky household goods and hardware store development at Richmond and Ooralea, and standalone tavern development at Marian. The specialised centres do not compete with other centres in the centres network. The built form and scale of development is integrated throughout the centre and provide active and articulated building frontages that address streets and public spaces.

The Mackay region contains a ***network of industrial areas*** that support employment and economic activity. High impact industrial areas are directed away from sensitive land uses to minimise the impacts on residents and the natural environment. Industrial areas are protected from encroachment by sensitive land uses and incompatible non-residential uses, which extend to the protection of industrial activity and operation of strategic ports. The built form of industrial areas provides high quality design outcomes that include landscaping and avoids buildings being visually overbearing.

The ***industrial*** area of Paget provides high impact industry and associated industrial uses to support coal mining in the Bowen, Central Galilee and the Upper Surat basins and industrial activity within the Mackay region. The potential future development of the Rosella investigation area provides for large scale industrial uses and development of the investigation area for urban purposes is not in the life of this scheme.

Low-impact industrial uses in the Mackay urban area are located close to major centres and within the low impact industrial areas along Harbour Road (North Mackay), Slade Point, Glenella, northern and eastern Paget, the City Centre (east) and Rural View. The Sarina urban area provides a mix of high and low-impact industrial uses in the north-west along the Bruce Highway. Mirani and Marian provide local opportunities for industrial activity beyond that offered by the sugar industry. The low impact industrial activity adjacent to the east of the Racecourse Mill benefits from and integrates with technology and skills development activity at the Central Queensland University campus in Ooralea.

Industry investigation areas protect potential future industrial sites, which are of strategic importance to the Mackay region's economic development, from the encroachment of sensitive and incompatible non-residential development. The industry investigation areas in the Mackay urban area provides for both low impact expansion in Glenella, Cowleys Road, Boundary Road east and for medium to high impact industry expansion south of Paget towards Bakers Creek and in the north-west of the Sarina township. The expansion of the Paget industrial area to the south towards Bakers Creek provides medium term industrial development opportunities with appropriate road access, avoiding crossing of the north coast rail line and stormwater quality management. Development of industry investigation areas for urban purposes is subject to feasible and holistic infrastructure provision based on full cost recovery, including lifecycle cost, of trunk infrastructure from the developer.

3.3 Settlement pattern

3.3.1 Strategic outcomes

(1) The pattern of planned land use:

(a) integrates existing and future development;

(b) aligns with the assumptions contained in the priority infrastructure plan for the planned expansion of key urban areas;

(c) ensures development is located and designed to maximise the economically efficient extension and safe operation of infrastructure;

(d) provides appropriate infill development;

(e) increases densities and housing choice;

(f) maintains the natural functions and scenic qualities of the landscape; and

(g) minimises impacts on and loss of agricultural land and areas of environmental significance.

(2) The Mackay region achieves efficient use of land and infrastructure within a compact urban form. Urban development is contained within the urban area to:

(a) ensure that development for urban purposes and trunk infrastructure is sequenced in an orderly, planned and economically efficient manner;

(b) maintain and enhance continued access to urban services, recreational and social infrastructure;

(c) protect agricultural land, environmentally sensitive, physically constrained and scenic land from urban expansion;

(d) protect areas of environmental significance;

(e) integrate land use and transport within the compact urban form;

(f) encourage the use of active transport and passenger transport in major urban areas and reduce single-occupancy car dependency;

(g) foster a strong and positive sense of place and community cohesion and connectedness; and

(h) ensure development avoids or minimises the exposure of coastal communities to the risk of adverse coastal hazard impacts.

(3) The City Centre is the principal mixed-use centre and is complemented by a network of major, district, local, neighbourhood and specialised centres in the region. The retail, commercial, civic and social services in the City Centre serve the wider Mackay-Isaac-Whitsunday region.

(4) Residential and employment areas are located in a manner that reduces travel time, supports housing affordability and promotes active and public transport options in the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani.

(5) Residential communities are connected to and focused around centres that provide retail facilities, employment opportunities, an appropriate range of community facilities, and open space and recreational uses. A significant proportion of residential properties in urban areas are within walking distance of a centre.

(6) Infill development is encouraged in the urban areas of Mackay, Walkerston, Sarina, Marian and Mirani to achieve effective utilisation of land and infrastructure within a compact urban form. Infill development includes the increase of residential densities at appropriate locations to provide housing choice and focuses on development around centres, major transport corridors, and areas of high amenity.

(7) Urban areas are designed to respond to the tropical climate and incorporate water sensitive design and energy conservation measures.

(8) Rural residential development provides rural lifestyle options and does not compromise agricultural production or the natural environment values of the landscape.

(9) The liveability of urban areas is characterised by a sense of place and community in distinctive neighbourhoods, access to quality open spaces, a range of community and recreation facilities, active transport and mobility options, measures to protect amenity such as appropriate buffers and design measures to mitigate conflict between sensitive uses and high impact activities and a range of housing and accommodation options.

(10) Coastal foreshores and riverine esplanades fulfil a range of functions that include enabling the continuation of natural processes and ecosystems, being developed in a manner that mitigates flooding and storm surge, and providing public access and recreation opportunities as part of the region's open space network.

(11) New urban areas avoid development in areas of medium and high risk flood hazard, whilst development within existing urban areas considers appropriateness of land use and building design to minimise flood risk.

(12) New urban areas are located outside of coastal hazard areas other than for coastal-dependent development or temporary or relocatable uses (including open space or recreation facilities).

Table 3.3.1 Theme components - Settlement pattern

3.3.2 Element - Localities	**3.3.2.1 Specific outcomes**	**3.3.2.2 Land use strategies**
(1) Role of localities in decisions on future land use	(1) Decisions on future land use are cognisant of their locational context and reflect the unique role of each of the localities in the region – be it urban areas, rural or coastal townships, rural production areas, tourist destinations, natural landscape or coastal areas and islands.	
3.3.3 Element – Key urban areas	**3.3.3.1 Specific outcomes**	**3.3.3.2 Land use strategies**
(1) Role of key urban areas in managing growth	(1) The Mackay region's population is concentrated within the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani. (2) The Mackay urban area contains the majority of the Mackay region's growing population and facilitates growth in: (a) development areas within the priority infrastructure area that can be well serviced through planned infrastructure investment; and	(1) The Mackay, Walkerston, Sarina, Marian and Mirani urban areas are developed in accordance with the hierarchy of centres, the principles of urban consolidation in sequence with planned infrastructure investment, and applicable local plans.

	(b) appropriate infill sites that support increased density and strengthens employment in expanding centres and industrial areas. (3) The Sarina urban area is the major commercial and community service centre in the southern part of the Mackay region with moderate residential expansion to the north supporting a range of housing choices and industrial expansion to the north-west. (4) The Walkerston urban area contains a district centre, provides limited growth opportunities within the urban area through local retail opportunities and residential expansion to the south whilst ensuring access to regional employment areas and community facilities in the nearby Mackay urban area. (5) The Marian urban area serves as a local employment hub through the Marian Mill and local retail opportunities (to facilitate increased levels of self-containment), provides sub-regional sports and community facilities in the Pioneer Valley and accommodates limited residential growth to the south. (6) The Mirani urban area provides civic, administrative, recreational, community and educational services with limited commercial and low-impact industrial opportunities to service the Marian-Mirani catchment within the Pioneer Valley and facilitates increased levels of self-containment.	

3.3.4 Element – Rural and coastal townships	3.3.4.1 Specific outcomes	3.3.4.2 Land use strategies
(1) Role of rural and coastal townships in managing growth	(1) Rural and coastal townships maintain a compact urban form and contain growth within the urban area in accordance with its role as principal, secondary or tourism orientated township. (2) Principal townships accommodate limited infill and services to support the rural catchment and nearby secondary townships. (3) Secondary townships serving smaller catchments avoid expansion and accommodate local convenience services and community and education facilities only. (4) Tourist-orientated townships accommodate tourist-orientated development outside of Mackay, Walkerston, Sarina, Marian and Mirani (5) Significant development outside of the Township zone, on productive rural lands, areas of scenic amenity and areas of significant biodiversity value is not encouraged.	(1) Development is consistent with the intended role, function and identity of the township. (2) Development in close proximity to sugar mills in townships does not accommodate sensitive uses and serve the needs of the rural catchment.
3.3.5 Element – Compact urban form	**3.3.5.1 Specific outcomes**	**3.3.5.2 Land use strategies**
(1) Compact urban form and sequenced growth	(1) Growth is contained within the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani and the coastal and rural townships to ensure efficient land use and avoid adverse impacts on primary production land and environmental and landscape values. (2) Development for urban purposes is sequenced to ensure efficient use of planned infrastructure investment.	(1) The Ooralea investigation area is not sequenced for development before 2026. Low-intensity agricultural land uses are envisaged that do not compromise the long term use and the staged development of the area. (2) The Richmond investigation area is not sequenced for development before 2031. Low-intensity agricultural land uses are envisaged that do not compromise the long term use and the staged development of the area.

	(3) The pattern of growth aligns with the assumptions contained in the priority infrastructure plan for the orderly expansion of urban areas. (4) Within the Mackay urban area, the urban growth areas encourage a mix of housing choice that includes higher density residential development. (5) The development of industrial land is sequenced in support of low and high impact industrial activity and efficient use of planned infrastructure investment.	(3) The Rosella investigation area is investigated for future industrial development. Low-intensity agricultural land uses are envisaged that do not compromise the long term industrial use and the staged development of the area. The Rosella investigation area is not sequenced for development in the life of this planning scheme. (4) The Marian town centre and linkage to the emerging community to the south is developed in accordance with a local plan to ensure a functional urban structure. (5) Development in emerging community precincts is facilitated through appropriate development framework planning of land uses that considers self-containment, development intensity, the mobility and access network, trunk infrastructure and key open space corridors. (6) The Sarina east investigation area is not sequenced for development before 2031. Low-intensity agricultural land uses are envisaged that do not compromise the long term use and the staged development of the area
3.3.6 Element – Urban services	**3.3.6.1 Specific outcomes**	**3.3.6.2 Land use strategies**
(1) Access to a range of urban services	(1) The Mackay, Walkerston, Sarina, Marian and Mirani urban areas provide a range of services, including health, education, and community and recreation facilities appropriate to its function within the region.	

3.3.7 Element – Higher density residential development	3.3.7.1 Specific outcomes	3.3.7.2 Land use strategies
(1) Encouraging higher density residential development at appropriate locations	(1) Higher residential densities in Mackay, Walkerston, Sarina, Marian and Mirani provide affordable living options and add to diversity of housing choice. (2) Residential densities within urban areas increase around centres, major transport corridors and areas with high amenity in support of a compact urban form and efficient use of land and infrastructure. (3) The Mackay urban area accommodates the bulk of higher density residential development including high rise apartment buildings and short-term accommodation. (4) Higher density residential development in Sarina, Walkerston, Mirani and Marian around the town centres provides mixed use and medium density housing options.	(1) Residential densities of a minimum of 12 dwellings per hectare are achieved in the Emerging community zone (2) Medium density residential zones identify land in close proximity to multi-purpose centres, public transport corridors and areas with high amenity values such as beaches, parklands and open space nodes to provide a range and mix of dwelling types. (3) Medium to high density apartment living in the Mackay urban area is encouraged: (a) in and around the City Centre, Mackay Marina (Mackay Harbour), Mount Pleasant major centre, Rural View major centre, North Mackay district centre, West Mackay district centre (Fourways and Parkside) and Mackay Base Hospital; and (b) at Town Beach (East Mackay), Illawong Beach (South Mackay), and Belangason Way (Shoal Point). (4) Medium density apartment living is encouraged in and around the Sarina major centre.
3.3.8 Element – Mobility and transport orientated design	**3.3.8.1 Specific outcomes**	**3.3.8.2 Land use strategies**
(1) Encouraging mobility and transport orientated design in urban areas	(1) Mobility within Mackay, Walkerston, Sarina, Marian and Mirani is characterised by a range of modes of transport, transport-orientated design and active transport options such as walking and cycling.	(1) Heavy vehicular movement is diverted to the future western Mackay Ring Road (bypass road) to avoid movement through the City Centre and Mackay urban area core.

	(2) The principal, major and district centres are connected through public transport and a range of transport modes. (3) The use of different modes of transport is encouraged and single-occupancy car dependency is reduced within Mackay, Walkerston, Sarina, Marian and Mirani. (4) The future Mackay Ring Road (bypass road) in the Mackay urban area connects major employment areas, industrial areas and ports and supports effective highway traffic across the Pioneer River.	
3.3.9 Element – Infrastructure sequencing	**3.3.9.1 Specific outcomes**	**3.3.9.2 Land use strategies**
(1) Economically efficient infrastructure is sequenced in support of orderly urban development	(1) Economically efficient infrastructure provision is sequenced to support urban consolidation and achieves well planned, cost effective and orderly expansion of the infrastructure network. (2) Development for urban purposes does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. (3) Infrastructure provision occurs in an orderly, sequenced and economically efficient manner and occurs prior to, or in conjunction with, the first stages of development. (4) The preferred option for urban development is 'in sequence'-development that is located within priority infrastructure areas, maximises the use of existing infrastructure, and provides the range of infrastructure in accordance with the priority infrastructure plan.	(1) Priority is given to development located in priority infrastructure areas. (2) The Ooralea investigation area is not sequenced for development before 2026. (3) The Richmond and Sarina east investigation areas are not sequenced for development before 2031. (4) The Rosella investigation area is not sequenced for development within the life of the planning scheme. (5) Land affected by trunk infrastructure includes and incorporates a strategy for the economically sustainable delivery of that infrastructure.

3.3.10 Element – Agricultural land	3.3.10.1 Specific outcomes	3.3.10.2 Land use strategies
(1) Protecting Agricultural land Class A and B and Important Agricultural Areas *(See 3.6.2 Element – Natural resources)*	(1) Urban development is contained within distinct boundaries between urban and non-urban areas to avoid the loss of, and encroachment of incompatible uses onto, Agricultural land, Class A and B and Important Agricultural Areas (2) The loss and fragmentation of agricultural land is avoided. (3) The infrastructure that supports agricultural activities is protected from the adverse effects of urban development and incompatible uses.	(1) Urban boundaries include, adequate buffers to minimise the potential for conflict between the agricultural uses and urban areas.
3.3.11 Element – Network of centres	**3.3.11.1 Specific outcomes**	**3.3.11.2 Land use strategies**
(1) Network of centres that support compact urban form	(1) The region is serviced by a network of principal, major, district, local, neighbourhood and specialised centres. (2) The principal centre contains the region's most diverse mix and concentration of land uses to service the region and the wider Mackay Isaac Whitsunday region, including civic / administrative, commercial, office, retail, high density residential, short-term accommodation and recreation uses. (3) The major and district centres contain a mix of land uses to service the catchment of each centre, including retail, commercial, small-scale office and recreation uses.	(1) The development of the City Centre is guided by a local area plan and an economically efficient infrastructure provision strategy to achieve the appropriate mixed land use and high intensity built form as the principal centre for the region. (2) Where a centre or portions thereof front onto a shared roadway, it is designed as a singular centre with an integrated transport solution (i.e. Mackay Urban area at West Mackay (Fourways and Parkside), Bucasia, Blacks Beach and Andergrove).

	(4) The built form in centres provides higher intensity development than the surrounding area, high quality design outcomes in the public realm, building design and landscaping that allows for natural light, respond to the tropical climate, active and articulated street frontages and shelter and trees for protection from the sun and inclement weather. (5) The City Centre as the region's principal centre: (b) has a built form characterised by a mix of historic art deco buildings, multi-level accommodation high rises, and pedestrian activated streets, (c) contains the most intense mix of uses, scale and height of development in the region, (d) is designed to protect the distinctive character of streetscapes, heritage buildings and architecture, (e) provides shelter and trees to protect pedestrians in the public domain from the sun and inclement weather, (f) provides distinctive main street and pedestrian activated street areas, and (g) provides high mobility and access through public and active transport and pedestrian-friendly streets and laneways.	(3) The principal, major and district centres are designed to provide comfortable pedestrian environments and spaces for social interaction and associated embellishments incorporating crime prevention through environmental design (CPTED) and all-abilities design principles.

	(6) Major centres within the Mackay urban area are located in Mount Pleasant and Rural View and meet requirements for transit-orientated design. Major centres do not compromise the viability, role or function of the principal centre and other designated centres within the centres network. (7) The major centre in Sarina provides a mix of uses and retail activity along the main street and is designed to serve as a focal point for community interaction with active street frontages, walkability and access to public transport. (8) District centres within the Mackay urban area are located at Andergrove, North Mackay and West Mackay (Fourways and Parkside). District centres are also located at Walkerston and Marian. District centres do not compromise the viability, role or function of the major centres. (9) Local centres serve the convenience needs of residents within its local catchment at appropriate locations in Mackay, Walkerston, Sarina, Marian and Mirani. (10) Neighbourhood centres serve the convenience needs of residential neighbourhoods within neighbourhood catchments at appropriate locations in the key urban areas. (11) Specialised centres for household bulky goods and hardware are appropriately located at Ooralea and Richmond. (12) Bulky goods are part of the unique mix of the uses in the expanding Mount Pleasant major centre.	

	(13) Specialised centre for standalone tavern developments is located at Marian.	
3.3.12 Element – Pedestrian and cycling access	**3.3.12.1 Specific outcomes**	**3.3.12.2 Land use strategies**
(1) Pedestrian and cycling access to centres and community facilities	(1) Most residential properties in urban areas are within walking distance of a centre. (2) Centres are designed to be walkable with pedestrian and cycle access to services within the hierarchy of centres.	(1) Development within the network of centres and industrial areas provides access to public and active transport (walking/ cycling) including appropriate end of trip facilities.
3.3.13 Element – Residential and employment areas	**3.3.13.1 Specific outcomes**	**3.3.13.2 Land use strategies**
(1) Residential and employment areas (*See 3.9.3 Element - Employment areas*)	(1) Residential and employment distribution facilitates efficient movement between residence and workplace through an effective transport network that offers a range of transport options including public and active transport. (2) New residential areas are connected to the integrated transport system and provide appropriate access to employment areas. (3) Employment opportunities in the Mackay urban area are encouraged north of the Pioneer River within industrial areas, the major centres of Mount Pleasant and Rural View; the district centres of Andergrove, and North Mackay and port related and services activities in the Mackay Harbour area. (4) Residential development in the Mackay urban area occurs within the priority infrastructure area and in close proximity to the major employment areas of the City Centre and Paget.	

3.3.14 Element – Infill development	3.3.14.1 Specific outcomes	3.3.14.2 Land use strategies
(1) Infill development in urban areas to support compact urban form	(1) Infill development within the key urban areas focuses on the development of vacant land, redevelopment of existing underutilised land and development of growth areas within the urban area through a range of land uses that support the planning scheme outcomes of a compact urban form. (2) Infill development achieves more effective utilisation of land and infrastructure to accommodate growth within the urban areas of Mackay, Walkerston, Sarina, Marian and Mirani. (3) Development for urban purposes at infill locations provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area and consistent with the assumptions contained in the priority infrastructure plan.	(1) Infill development within the key urban areas targets development around centres, major transport corridors, and areas of high amenity.
3.3.15 Element – Tropical settlement and building design	**3.3.15.1 Specific outcomes**	**3.3.15.2 Land use strategies**
(1) Settlement and building design to respect the tropical climate	(1) Development respects the tropical climate through the application of water sensitive urban design, tropical design of buildings and public spaces, appropriate infrastructure design, and efficient water and energy usage. (2) Development is designed to respect the depth, flow and duration of flooding events.	

3.3.16 Element – Green and open space	3.3.16.1 Specific outcomes	3.3.16.2 Land use strategies
(1) Development supports a regional network of green and open space	(1) The regional green space network protects areas of environmental significance (including biodiversity, remnant vegetation, and natural wildlife habitats) and protects natural linkages and environmental corridors between nature reserves, along waterways and coastal foreshore areas. (2) The regional open space network provide opportunities for active and passive outdoor recreation activities through a hierarchy of open spaces (regional, district and local parks); and protect areas of natural environmental value such as bushland, wetlands or waterways from urban development. (3) Open spaces in neighbourhoods and urban areas provide natural environment amenity, green urban breaks, recreation spaces, and walkable connections. (4) The regional open space network includes bikeways and walkways for recreation use. (5) Development facilitates public access to urban waterways and coastal watercourses. (6) New urban development areas provide appropriate linkages and open spaces in support of the green and open space network.	(1) Development adjacent to the open space network and related waterways is limited to low impact activities, facilities or works. (2) Vegetated buffers improve landscape function and assist in stormwater quality management in support of the open space network. (3) The open space network considers multi-usage of open space and co-location of parks and waterways in the key urban areas. (4) The Bluewater Activity Trail is developed as a circular pedestrian and cycle route as part of the regional open space network in the Mackay urban area. (5) Conservation zones protect natural habitat areas including the national parks, conservation parks and nature reserves.

3.3.17 Element – Rural residential areas	3.3.17.1 Specific outcomes	3.3.17.2 Land use strategies
(1) Rural residential development is supported at appropriate locations	(1) Rural residential development provides rural lifestyle options within designated rural residential nodes, respect natural environmental and landscape values and does not compromise the use of agricultural land.	(1) Rural residential activity is limited to the designated nodes such as Habana, Devereux Creek and Sarina Beach
3.3.18 Element – Liveability in urban areas	**3.3.18.1 Specific outcomes**	**3.3.18.2 Land use strategies**
(1) Liveability in urban areas is enhanced through quality public spaces, housing diversity, walkability and active transport options and tropical design.	(1) Urban areas provide quality public spaces for active and passive recreation. (2) Urban areas provide a diversity of housing choice including medium and high density housing that support compact and sustainable urban living. *(See 3.5.5 Element – Housing affordability)* (3) The location and design of sensitive land uses do not impact the operational efficiency of sporting grounds and recreation and entertainment facilities, and maintain high levels of amenity for the sensitive land uses. (4) Neighbourhoods provide walkability to centres, transport connections and recreation spaces through a well-connected street network, cycle- and walkways. (5) Residential neighbourhoods are protected from the impact of air and noise impacts from industrial activity and major roads. (6) Development applies tropical settlement and building design to enhance liveability and reduce energy costs. *(See Element – Tropical settlement and building design)*.	(1) Buffers and design measures protect and mitigate the impact between sensitive uses and uses that emit air, noise and odour pollution.

	(7) Development promotes active transport options; including walking and cycling.	
3.3.19 Element – Coastal zone development	**3.3.19.1 Specific outcomes**	**3.3.19.2 Land use strategies**
(1) Development respects coastal processes and constraints	(1) Development in the coastal zone is planned, located, designed, constructed and operated to: (a) avoid the social, financial and environmental costs arising from the impacts of coastal hazards, taking into account the projected effects of climate change, (b) manage the coast to protect, conserve and rehabilitate coastal resources and biological diversity, and (c) preferentially allocate land on the coast for coastal-dependent development. (2) Urban development in the coastal zone follows a nodal settlement pattern and avoids creating or extending a linear pattern along the coast.	(1) Development within urban areas that are projected to be within a high coastal hazard area by the year 2100 is guided by the coastal hazard adaptation strategy.

3.4 Natural environment and regional landscapes

3.4.1 Strategic outcomes

(1) The Mackay region values and protects the unique natural environment and regional landscape that is defined by the vegetated uplands of the Clarke Ranges, the coastal hills, the Pioneer River and Plane Creek catchments, the unique vegetation communities and core habitat areas, the natural linkages between the hinterland and coast along riparian corridors, and water and ecological processes that support the Great Barrier Reef, including the coastal habitat and island ecology.

(2) Regional landscape areas with aesthetic and amenity values are protected and enhanced, including the Clark ranges and coastal hills, the unique clusters of native vegetation, and land and seascapes that define the visual experience of the region.

(3) Areas of environmental significance are protected and conserved. Ecotourism facilities in natural environments are encouraged in order to facilitate the management and appreciation of scenic, environmental and cultural values.

(4) The scenic amenity of the coast is protected and enhanced.

(5) The ecological integrity of core habitat areas, whether terrestrial, riparian or marine, is protected to enable species to be sustained.

(6) Natural riparian and environmental corridors provide linkages that protect biodiversity and sustain the functioning of natural processes.

(7) Development recognises natural environmental constraints and avoids detrimental impacts on groundwater, salt water intrusion and acid sulfate soils.

(8) Development avoids areas of high risk and takes appropriate mitigating action in areas subject to flooding, landslide, natural bushfire hazards and coastal hazards.

Table 3.4.1 Theme components – Natural environment and regional landscapes

3.4.2 Element – Areas of environmental significance	3.4.2.1 Specific outcomes	3.4.2.2 Land use strategies
(1) Protecting areas of environmental significance	(1) Urban development is planned to avoid and prevent loss or degradation to areas of environmental significance, including protection of endangered, vulnerable or threatened species habitats, natural corridors, remnant vegetation, wetlands and waterways, biodiversity areas, and conservation areas. (2) Where avoidance is not possible, development is managed to minimise and offset residual impacts whilst actively managing to enhance the existing values of areas of environmental significance.	(1) Development maintains the scenic, environmental and cultural values of regional areas of environmental significance, including the unique coastal vegetation areas around Midge Point, Slade Point; rainforest communities in the region of Eungella and Mt. Ossa; intact mangrove communities along the coastline; internationally significant habitat for migratory shorebirds at Sandfly Creek (East Mackay); shorebird habitats at St Helen's Bay, Sandringham Bay (Bakers Creek);

	(3) The design and location of development minimises offsite impacts and provide appropriate buffers to areas of environmental significance, including along waterways. (4) Conservation zones protect areas of significant biological diversity and ecological integrity, including national parks, State forests, conservation parks and nature reserves. (5) Habitats that support a critical life state of ecological process such as feeding, breeding or roosting are protected, managed and enhanced.	and the coastal wetlands in St Helens Bay, Sand Bay, and estuaries of Bakers Creek and Alligator Creek.
3.4.3 Element – Aquatic habitat	**3.4.3.1 Specific outcomes**	**3.4.3.2 Land use strategies**
(1) Protecting aquatic habitats	(1) Aquatic and coastal habitats and wetlands, including ecological processes in the coastal zone, are protected from inappropriate development. (2) Intensification of development in the coastal zone is avoided and considers the impact of climate change on areas at risk from erosion, inundation or permanent sea level rise.	(1) Development, other than coastal dependent development, avoids locating within or impacting on tidal lands or wetlands and appropriate buffers provide for future landward habitat shifts along tidal lands. (2) Development is planned to avoid locating within, and provides for adequate buffers to, wetlands in the coastal management district. (3) Development in declared Fish Habitat Areas is limited to those activities specified in *Section 214 of the Fisheries Regulation 2008,* which include restoration, research, public health or safety measures and providing public infrastructure to facilitate and provide access for fishing.
3.4.4 Element – Riparian corridors	**3.4.4.1 Specific outcomes**	**3.4.4.2 Land use strategies**
(1) Protecting riparian corridors	(1) Riparian corridors protect the continued functioning of river and creek catchments.	(1) Riparian corridors in the key urban areas are treated as open space zones with appropriate buffers.

3.4.5 Element – Sensitive soils and groundwater	3.4.5.1 Specific outcomes	3.4.5.2 Land use strategies
(1) Development impacts on sensitive soils and groundwater	(1) Development promotes sustainable use of surface and groundwater and considers the ability of groundwater to recharge. (2) Development avoids and mitigates salt water intrusion in coastal areas. (3) Development in areas containing acid sulfate soils is planned and managed to avoid potential adverse effects on the natural and built environment.	(1) Development in the Pioneer Valley respect relevant water resource planning regarding the extraction of and interference with groundwater.
3.4.6 Element – High risk areas	**3.4.6.1 Specific outcomes**	**3.4.6.2 Land use strategies**
(1) Development in high risk areas	(1) Development respects natural constraints and avoids construction in areas of high risk or mitigates potential impacts of landslide, bushfire hazards, flooding and seawater inundation hazards. (*See 3.5.4 Element – Designing safe communities)*. (2) Development in areas subject to bushfire hazard, landslide risk and inundation in riverine and local flood events (defined flood level – DFE) is located and designed to minimise the risk of harm to people and property. (3) Development on steep land is adequately protected from landslide hazard and does not increase the landslide risk on adjoining and nearby sites.	

3.4.7 Element – Landscape character and image corridors	3.4.7.1 Specific outcomes	3.4.7.2 Land use strategies
(1) Development respects landscape character and image corridors	(1) The distinctive landscapes and seascapes of the Mackay region are protected. (2) Landscape character areas are protected from development and include the inland mountain ranges, waterways and the scenic amenity of all coastal areas and hills in the Mackay region. (3) Development in landscape character areas is sensitively located and designed to maintain landscape character attributes and enhance the visual amenity of the region. (4) Development adjacent to image corridors provides high quality built form and landscaping outcomes.	(1) The landscape character is protected and enhanced by providing urban breaks, natural environment corridors, scenic viewpoints and gateways, waterfront access, undeveloped riparian corridors (wetland, streams, and estuaries) and undeveloped hillsides, ridgelines, islands and coastal areas. (2) Development does not dominate the landscape and is limited to areas which respect the landscape features.

3.5 Strong communities

3.5.1 Strategic outcomes

(1) Urban development creates safe and connected places for community interaction particularly within the centres network and residential neighbourhoods.

(2) The Mackay region's distinctive cultural and heritage places are protected and enhanced.

(3) Adequately sized, well designed, appropriately located and cost effective open space and sports and recreation facilities are provided in the Mackay region.

(4) Developments that increase housing diversity and affordability are encouraged, including the range of residential lot sizes, higher residential densities, short-term and permanent accommodation and social housing.

(5) The liveability of the region is supported by healthy lifestyle options by providing suitable areas for physical activity, recreation and community connection.

(6) Community and recreation facilities are accessible and protected from incompatibles uses.

(7) The range of social facilities and community services in the urban areas of Mackay, Walkerston, Sarina, Marian and Mirani respond to the demographic profile of the growing and ageing population and needs of all members of the diverse community.

Table 3.5.1 – Theme components - Strong communities

3.5.2 Element - Cultural heritage and neighbourh-ood character areas	3.5.2.1 Specific outcomes	3.5.2.2 Land use strategies
(1) Protecting the region's distinctive cultural and heritage places	(1) The region's distinctive cultural and heritage places and buildings are protected, maintained and enhanced. (2) Development enables the re-use and conservation of heritage places and buildings. (3) Neighbourhood character areas protect the unique building heritage in the west, east and south Mackay urban area. (4) Places of regional heritage significance are protected including the unique buildings and heritage in the City Centre, the Greenmount Homestead and Mackay General Cemetery.	

3.5.3 Element – Active and healthy lifestyle	3.5.3.1 Specific outcomes	3.5.3.2 Land use strategies
(1) Encouraging an active and healthy lifestyle	(1) Urban areas and neighbourhoods provide opportunities to practice a healthy and active lifestyle. (2) Open space, sports and recreation facilities are located in proximity to neighbourhoods with a regional sports node in the Mackay urban area at South Mackay and sub-regional sports nodes at Sarina, Glenella, North Mackay/Andergrove, Northern Beaches and Marian. (3) Active transport is encouraged in support of an active lifestyle.	(1) A sub-regional sports facility is provided within, or adjacent to, the Marian urban area and in close proximity to the Marian district centre.
3.5.4 Element – Designing safe communities	**3.5.4.1 Specific outcomes**	**3.5.4.2 Land use strategies**
(1) Designing safe communities	(1) Development in urban areas avoids and minimise the impacts of flood, bushfire and landslide risk and the impacts of climate change. (2) Urban areas are disaster resilient and infrastructure planning and development considers disaster recovery. (3) Development maintains the safety of people from flooding up to and including the Defined Flood Event (DFE). (4) Development, particularly where it interfaces with publicly accessible areas and high activity generators, adheres to CPTED principles to reduce opportunities for antisocial and criminal behaviour, enhance community safety and improve liveability.	

		(5) Public places and neighbourhoods conform to universal access standards to promote safe and convenient living and enable emergency response access and effective disaster evacuation routes.	
3.5.5 Element – Housing affordability		**3.5.5.1 Specific outcomes**	**3.5.5.2 Land use strategies**
(1)	Enhancing housing affordability in urban areas	(1) Urban development in Mackay, Walkerston, Sarina, Marian and Mirani provides diversity in housing types that respond to housing affordability, changes in household demographics and income and the ability to age in place. (2) Housing affordability and choice is supported by a diversity of residential lots sizes, including smaller lots and dwellings for 1 or 2 person households. (3) Affordable living is supported by the design of walkable neighbourhoods, complete streets within centres that include mixed uses and active transport connectivity and providing diversity in housing choice within the key urban areas.	(1) Higher density residential development in urban areas is located in and around the principal, major and district centres, transport corridors and areas with unique amenity. (2) New and infill development support walkability by connecting streets and walkways to the existing road network with high levels of internal and external connectivity and strong linkages between key neighbourhood hubs and open spaces.
3.5.6 Element – Community facilities		**3.5.6.1 Specific outcomes**	**3.5.6.2 Land use strategies**
(1)	Creating accessible community facilities	(1) Community and recreational facilities serve the social and cultural needs of the diverse community in the Mackay region. (2) Community facilities are protected from incompatible uses and are accessible and connected to the transport network including public and active transport.	

	(3) Recreation and sports facilities are optimally utilised in Mackay, Walkerston, Sarina, Marian and Mirani; including the sharing of facilities between sporting codes and clubs. (4) Community facilities provide spaces for community interaction and events in the key urban areas, including community halls, art galleries, libraries and museums. (5) The City Centre provides for a regional arts and cultural precinct. (6) The regional sports node at South Mackay and the sub-regional sports nodes at Sarina, Glenella, North Mackay/Andergrove, Northern Beaches and Marian provide a range of sports facilities and codes, and are connected to the transport network.	

3.6 Natural resource management

3.6.1 Strategic outcomes

(1) The Mackay region's natural resources and agricultural production land are protected to meet current and future needs. This includes productive agricultural land on the floodplains of the Pioneer and O'Connell Rivers and Plane Creek catchments, extractive resources and minerals, fresh water, air, natural inland and coastal forests, island habitats, and native plants and animal species.

(2) Best practice catchment management principles and total water cycle management are applied in the region to protect water resources, ensure sustainable water use and water quality.

(3) Key resource areas and extractive resource deposits are protected for sustainable usage and its operation avoids adverse impacts on sensitive uses.

(4) Risks to water quality from existing and future land uses and development activity in drinking water supply catchments are managed.

Table 3.6.1 – Theme components – Natural resource management

3.6.2 Element – Natural resources	**3.6.2.1 Specific outcomes**	**3.6.2.2 Land use strategies**
(1) Protecting natural resources in the region	(1) The region's natural resources are protected, including agricultural land, water resources, native plants and animals and marine resources. (2) Agricultural land is protected from non-agricultural uses. (3) Marine plants, tidal lands and marine resources along the eastern seaboard are protected through appropriate buffers and land use allocation and enables sustainable fish habitats and fisheries production. (4) Fishing resources and fish habitats are protected and managed in support of conservation values and its relationship to commercial and recreational fishing.	(1) The rural, conservation and open space zones are utilised to protect land that hosts natural resource processes. (2) The potential for conflict between rural uses and other land use activities is minimised by the location, design and management of potentially conflicting uses.
3.6.3 Element – Water and soil management	**3.6.3.1 Specific outcomes**	**3.6.3.2 Land use strategies**
(1) Development respects sustainable water usage and soil management	(1) Total water cycle management ensures sustainable usage of water resources, water quality and supports healthy waterways.	

	(2) Development manages development impacts on soils, including minimising erosion and ensuring sediment control. (3) The cumulative extraction of ground water within urban and rural areas are monitored and effectively managed to ensure protection of the natural resource. (4) The network of dams and water catchments are protected and managed in urban and rural areas including the Eungella, Teemburra and Kinchant dams.	
3.6.4 Element – Extractive resources	**3.6.4.1 Specific outcomes**	**3.6.4.2 Land use strategies**
(1) Protecting extractive resources in the region *(See 3.9.7 Element - Extractive resource industries and high impact activities*)	(1) Key resource areas are protected from encroachment by incompatible development. (2) The impacts of hard rock extractive industries, such as drilling, blasting and crushing are mitigated to retain the amenity of nearby properties. (3) Transportation and haulage routes associated with extractive resources are protected.	(1) Buffer areas protect sensitive uses from impacts of extractive resource areas and high impact activities.

3.7 Transport

3.7.1 Strategic outcomes

(1) The region has an integrated, efficient and safe transport system with a range of transport modes to meet the mobility needs of residents and the economy.

(2) The road network facilitates efficient and safe movement throughout the region.

(3) Highway traffic and heavy vehicles bypass the Mackay and Walkerston urban areas on major roads that provide efficient access to the north, south and west, major industrial areas and ports.

(4) Freight is moved, transferred and distributed efficiently throughout the region by appropriate transport modes.

(5) Long distance passenger terminals are integrated with the public transport network and are designed to provide passenger comfort, end of trip facilities and information about the region.

(6) Urban development is designed to integrate transport and land use by providing public transport facilities and end of trip facilities in centres and supporting active transport solutions within communities.

Table 3.7.1 – Theme components - Transport

3.7.2 Element – Integrated transport system	3.7.2.1 Specific outcomes	3.7.2.2 Land use strategies
(1) An effective regional integrated transport system	(1) The integrated, efficient and safe transport system provides a range of transport modes, including improvements and extensions to public and active transport networks within and between Mackay, Walkerston, Sarina, Marian, and Mirani. (2) The road network connects to rail, sea and airports and enables efficient movement between residential, employment and recreational areas. (3) A high level of self-containment within emerging communities provides access to employment, services and facilities in close proximity. (4) Transport corridors link employment destinations and residential areas and support public and active transport.	

	(5) Existing and future transport corridors, such as the major road and rail networks, future Mackay Ring Road (bypass road), the Bowen Basin Service Link and road-widening projects, are protected from incompatible uses. (6) Urban development seeks to reduce car dependence but provides for vehicle movement and parking facilities appropriate to land use. (7) Emerging communities are planned using transport orientated design that provides choice of transport mode and access to public transport. (8) Active transport involves safe, efficient, continuous and pleasant pedestrian routes and cycleways in the Mackay, Walkerston, Sarina, Marian and Mirani urban areas.	
3.7.3 Element – Road hierarchy and road network	**3.7.3.1 Specific outcomes**	**3.7.3.2 Land use strategies**
(1) Supporting an efficient road hierarchy and road network in the region	(1) The road hierarchy provides roads with appropriate functions and capacities to ensure efficient and safe traffic movement within urban areas and linkages to the regional and national road network. (2) New residential areas and commercial and industrial development are connected with and extend the road hierarchy. (3) The road network supports effective movement on major roads and the future Mackay Ring Road (bypass road) and Bowen Basin Service Link.	(1) Development is managed to establish and maintain the road hierarchy in the road hierarchy overlay.

	(4) The future Mackay Ring Road (bypass road) ensures that heavy vehicular movement connects major industrial areas and ports and avoids movement through the central Mackay urban area. (5) Western road corridors connect the industrial areas of Paget and potential future industrial area of Rosella to the mining activities in the Bowen Basin via the Peak Downs Highway, Bowen Basin Service Link and Homebush Road, and ensure efficient north-south movement of goods through the region.	
3.7.4 Element – Freight transport	**3.7.4.1 Specific outcomes**	**3.7.4.2 Land use strategies**
(1) Supporting a regional freight transport network	(1) Freight is moved, transferred and distributed efficiently throughout the region by appropriate modes, including road, rail, sea and air. (2) Freight transport facilities provide logistics support and storage capacity and benefits from access to regional freight routes. (3) The potential future intermodal freight transport facility in Rosella enables freight transfer from rail to road and provides road linkages to the Paget and potential future Rosella industrial area, Bowen Basin mines and strategic ports.	(1) Rail infrastructure, including cane and coal rail corridors, are protected from the constraining effects of sensitive land uses by acoustic screens or forms of physical separation. (2) Overnight transport depots for the storage of trucks in Mackay and Sarina are buffered from residential uses and do not intrude into agricultural land.
3.7.5 Element – Long distance travel facilities	**3.7.5.1 Specific outcomes**	**3.7.5.2 Land use strategies**
(1) Supporting long distance travel facilities in the region	(1) Long distance transport terminals at the Mackay railway station (Paget) and bus terminal in the City Centre as well as Sarina railway station and bus terminal in the Sarina town centre provide for vehicle and passenger needs and are integrated with the local public transport network.	

3.7.6 Element – Public transport	3.7.6.1 Specific outcomes	3.7.6.2 Land use strategies
(1) Supporting public transport in the region	(1) Development supports public transport linkages between residential areas, employment areas, community facilities and services and recreational facilities that reduce car dependency. (2) The public transport network connects the principal, major and district centres within and between the Mackay, Walkerston, Sarina, Marian and Mirani urban areas. (3) Development supports the integration of land and transport by providing appropriate public transport terminals and / or end of trip facilities within centres and developments.	(1) The establishment of public transport linkages between the principal, major and district centres does not detract from the intent of development to support self-containment in the key urban areas and emerging communities.
3.7.7 Element – Walking and cycling routes	**3.7.7.1 Specific outcomes**	**3.7.7.2 Land use strategies**
(1) Walking and cycling routes as an integral part of the transport system	(1) Cycleways and footpaths are an integral part of the transport system within the Mackay region and support active transport and connectivity to public transport. (2) Bikeways and footpaths connect residential areas to centres, recreational spaces and parklands, employment areas and schools. (3) On-road and off-road cycleways in existing and new development enable safe travel; including dedicated lanes, low speed travel, prioritised road crossings, cycle friendly intersections and end of trip facilities.	(1) Pedestrian, cycle and public transport movement are treated as superior to vehicular movement within the town centres, school nodes and regional recreation open space areas within Mackay, Walkerston, Sarina, Marian and Mirani.

3.8 Infrastructure

3.8.1 Strategic outcomes

(1) Infrastructure provision is economically efficient, supports the desired settlement pattern in priority infrastructure areas in the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani and occurs in an orderly sequenced manner.

(2) The trunk infrastructure networks support orderly growth and development including water, waste water treatment, stormwater systems, transport and energy and telecommunication networks and road connections to port land.

(3) Development for urban purposes aligns with the planning assumptions of the priority infrastructure plan and is appropriately sequenced.

(4) Future development maintains the operational efficiency and capacity of infrastructure. Land use planning recognises the integration of State and local infrastructure provision in servicing growth and development.

(5) Future development for urban purposes includes and incorporates a strategy for the delivery of economically efficient infrastructure.

(6) Development outside of priority infrastructure areas provides the full range of urban infrastructure (including trunk infrastructure) necessary to service the ultimate development for the area at full cost, including total lifecycle cost, to the developer.

(7) The region is served by an efficient stormwater system, including the subterranean drainage that respects the tropical climate with high incidence of rainfall.

(8) The region has effective waste management systems and recycles waste to avoid impacts on the environment.

(9) The information and communications technology network maintains connectivity to national broadband and global mobile communication networks.

(10) Strategic sea and airport infrastructure serves the needs of the local and regional economy and is protected from development that constrains safe and efficient port operations.

(11) Development for essential community service infrastructure is located, designed and constructed to ensure it is able to function during, and after, a recommended storm-tide inundation event.

Table 3.8.1 – Theme components - Infrastructure

3.8.2 Element – Infrastructure network	3.8.2.1 Specific outcomes	3.8.2.2 Land use strategies
(1) Economically and operationally efficient infrastructure network	(1) Economically efficient infrastructure provision supports the settlement pattern and protects the operational efficiency of infrastructure, including consideration of the impacts of natural hazards and climate change. (2) Infrastructure networks avoid impacting on areas of environmental significance, natural environment values and natural and coastal hazards.	(1) The operational efficiency of infrastructure is protected through provision of appropriate buffers, corridors and application of Special purpose zones. (2) Transport corridors are protected from incompatible uses to enable their safe and efficient operation, including railway lines and cane rail and access routes to sea and airports.

	(3) Planned infrastructure investment is sequenced and supports a compact urban form in the urban areas of Mackay, Walkerston, Sarina, Marian and Mirani. (4) Major economic infrastructure and strategic port land are connected to trunk infrastructure corridors. (5) The operational efficiency of the transport network serving the seaport, airport, railway and industrial areas is protected. (6) Waste management infrastructure enables sustainable waste management practices that include recycling. (7) The telecommunication and energy network provides connectivity to urban and rural areas in the region.	(3) Noise corridors along major transport corridors mitigate noise impacts on sensitive uses, including acoustic screens, physical separation of uses and the design and siting of buildings.
3.8.3 Element – Trunk infrastructure	**3.8.3.1 Specific outcomes**	**3.8.3.2 Land use strategies**
(1) Supporting an economically and operationally efficient trunk infrastructure network	(1) Trunk infrastructure corridors and utilities are provided in an economically sustainable manner in line with sequenced growth. (2) New development maintains the operational efficiency of trunk infrastructure and utilities. (3) Development for urban purposes outside of priority infrastructure areas provides the full range of urban infrastructure (including trunk infrastructure) necessary to service the ultimate development for the area at full cost, including lifecycle cost, to the developer.	(1) Trunk infrastructure corridors are protected and achieve connectivity between existing and new developments. (2) Land affected by trunk infrastructure includes and incorporates a strategy for the economically sustainable delivery of that infrastructure.

3.8.4 Element – Stormwater management	3.8.4.1 Specific outcomes	3.8.4.2 Land use strategies
(1) Supporting an efficient stormwater management system	(1) The region is served by efficient treatment of storm water discharge and subterranean drainage systems.	
3.8.5 Element – Communication networks	**3.8.5.1 Specific outcomes**	**3.8.5.2 Land use strategies**
(1) Supporting the regional communication network	(1) Development supports investment in information and communications technology, including broadband and global communication networks in both urban and rural areas.	
3.8.6 Element – Strategic port infrastructure	**3.8.6.1 Specific outcomes**	**3.8.6.2 Land use strategies**
(1) Protecting the efficient operation of strategic air and sea port infrastructure	(1) The region's sea ports and airport are protected from development that constrains port operations, including residential development in close proximity to strategic sea ports. (2) Development in the vicinity of the Mackay Airport avoids adverse impacts on the safety and operational efficiency of the airport, avoids significant increases in the numbers of people adversely affected by aircraft noise, and avoids an increase in public safety risk in proximity to airport runways. (3) The access routes to air and sea ports are protected to ensure operational efficiency, including the routes to the Mackay Airport and the Ports of Mackay and Hay Point.	(1) Development in the vicinity of the Mackay Airport provides noise reduction and attenuation measures where subject to the airport noise impacts. (2) Development of strategic port land occurs in terms of any applicable land use plan and details of the Mackay Airport land use plan may be obtained from the airport lessee. (3) Sensitive land uses and the operational efficiency of ports are protected through provision of appropriate buffers and corridors.

3.8.7 Element – Electricity infrastructure	3.8.7.1 Specific outcomes	3.8.7.2 Land use strategies
(1) Providing efficient electricity infrastructure	(1) The Mackay Region is serviced by energy infrastructure that meets the needs of the community and minimises environmental impacts. (2) Demand for centralised energy generation and infrastructure is minimised through development incorporating best practice energy efficiency design principles and maximising the use of renewable and sustainable energy supplies and sources. (3) Development in urban expansion areas provides land for energy infrastructure, including land for sub-stations and transmission lines, required to service or traverse the area. (4) Development for renewable energy projects are facilitated and encouraged where appropriately located and sensitively designed to respect rural and regional landscape values.	(1) The operational efficiency of electricity infrastructure is protected through provision of appropriate buffers and corridors.

3.9 Strong economy

3.9.1 Strategic outcomes

(1) The City Centre is the primary administrative, professional service, civic, recreational and cultural service centre for the Mackay, Isaac and Whitsunday Region.

(2) The region provides appropriate high and low impact industrial areas to serve the needs of the regional economy.

(3) The Mackay urban area provides support to the resource industry with appropriate access to commercial and industrial services and air and sea ports.

(4) Employment areas within Mackay, Walkerston, Sarina, Marian and Mirani are intensified in support of a compact urban form.

(5) New employment opportunities are encouraged within the network of centres and expansion of industrial areas.

(6) The diversity of economic activities is supported through appropriate land uses, minimising land use conflicts, protection from incompatible development and protecting economic infrastructure.

(7) Tourism opportunities are maximised in the region. Tourism facilities enable residents and tourists to experience the region's landscape character and environmentally important areas and is supported by short-term accommodation, transport infrastructure and related services.

(8) Knowledge based and innovative industries are encouraged with the focus on the Central Queensland University campus and nearby low impact industries.

(9) Primary rural production land, operations and associated infrastructure, including aquaculture facilities and sugar cane infrastructure, are protected from encroachment by incompatible development.

(10) The Mackay Airport, and priority port of Hay Point and Mackay, is developed as key infrastructure in support of the regional and state economy.

Table 3.9.1 – Theme components – Strong economy

3.9.2 Element – Mackay as resource industry and services hub	3.9.2.1 Specific outcomes	3.9.2.2 Land use strategies
(1) Supporting Mackay as Central Queensland's industry services hub	(1) The Mackay urban area provides industrial and service infrastructure in support of the mining industry, agricultural sector and regional industrial needs. (2) High and low impact industrial land is appropriately located to serve the needs of the economy, is well connected to the transport network and avoids impacts on the natural environment and amenity of sensitive uses.	(1) Industry investigation areas in the urban area of Mackay (Glenella, Cowleys Road, and Boundary Road east, south of Paget), Sarina and Marian, and the investigation area in Rosella protect land that is suitable for industrial activities and enable further detailed planning of the appropriate design and mix of industrial uses.

	(3) The Paget industrial area and potential future Rosella industrial area (not sequenced for development in the life of this planning scheme) is developed for major and high impact industries servicing the expanding mining industry and resource sector by providing large lot sites with connectivity to the freight road network, air and seaports and is protected from encroachment by sensitive uses and incompatible non-residential uses. In addition to the dominant high impact industrial uses, Paget provides low impact industrial uses servicing the Mackay region. (4) The current and future productivity and operational efficiency of Racecourse Mill, Co-generation plant, Refinery, other future diversification projects and associated infrastructure is protected from encroachment by sensitive uses and incompatible non-residential uses. (5) Mining-related facilities, services and transport logistics avoid encroachment on sensitive or incompatible land uses. (6) The industry investigation areas in the Mackay urban area (Glenella, Cowleys Road, Boundary Road east) provides for low impact industry development, whilst the industry investigation areas south of Paget and in Sarina provide for a mix of low, medium and high impact industry development.	

3.9.3 Element – Employment areas	3.9.3.1 Specific outcomes	3.9.3.2 Land use strategies
(1) Supporting accessible employment areas	(1) Employment within centres, industrial areas and strategic ports are accessible through the integrated transport network. (2) In the Mackay urban area, employment opportunities north and south of the Pioneer River support a compact urban form and improve accessibility from residential areas to avoid excessive traffic movements across the Pioneer River.	
3.9.4 Element – Diversified economy	**3.9.4.1 Specific outcomes**	**3.9.4.2 Land use strategies**
(1) Supporting a diversified economy	(1) The settlement pattern and infrastructure investment supports a diverse economy including mining industries and resource exports, agricultural production, knowledge-based activities, tourism development, retail activity and marine related activities. (2) The centres network and the industrial, commercial and retail activity in employment areas support a diversified economy.	
3.9.5 Element – Knowledge and skills development	**3.9.5.1 Specific outcomes**	**3.9.5.2 Land use strategies**
(1) Supporting knowledge and skills development	(1) Skills development and technology based industries are particularly encouraged within the City Centre and surrounding the Central Queensland University campus.	(1) Industrial expansion in proximity to the Central Queensland Central University campus in Ooralea supports the development of skills and technology serving the local economy, mining and sugar industry.

	(2) The Central Queensland University campus: (a) provides regional university services and facilities (b) provides support services and facilities and publicly accessible district sports facilities; and (c) has high levels of connectivity with the adjoining residential neighbourhood and nearby low impact industry development.	
3.9.6 Element – Retail development	**3.9.6.1 Specific outcomes**	**3.9.6.2 Land use strategies**
(1) Supporting appropriately located retail development	(1) Retail activity is concentrated within the network and hierarchy of centres, is appropriately located and accessible in serving the needs of the community.	(1) Development is managed to establish an appropriate mix of uses relating to the function and catchment of each centre and catchment, including the size of retail activity.
3.9.7 Element – Extractive resource industries and high impact activities	**3.9.7.1 Specific outcomes**	**3.9.7.2 Land use strategies**
(1) Supporting extractive resources and high impact activities *(See 3.6.4 Element - Extractive resources*)	(1) The economic viability and function of extractive industries is protected. (2) Key resource areas and high impact activity areas are buffered from sensitive uses. (3) The haulage routes of extractive industries are connected to the appropriate road hierarchy and provide buffers along such routes to mitigate impacts on sensitive uses. (4) The health, wellbeing, amenity and safety of communities are protected from the impacts of air, noise and odour emissions, and from the impacts of hazardous materials.	(1) High impact activities, such as the abattoir at Bakers Creek, coal terminals and sugar mill ponds, are buffered to protect residents from impacts of noise, air and hazardous materials. (2) High impact and noxious industries are directed away from sensitive land uses to avoid impacts on sensitive uses. (3) Design measures are incorporated where sensitive land uses are located within a buffer area related to a high impact activity.

	(5) The interface between industrial land and sensitive land uses are managed to support industrial land uses in appropriate locations.	
3.9.8 Element – Tourism development	**3.9.8.1 Specific outcomes**	**3.9.8.2 Land use strategies**
(1) Supporting tourism development in the region	(1) Tourism development is supported by short-term accommodation options and support services within the region. (2) Tourist facilities and outdoor recreation areas benefit from its location in areas of natural recreational, cultural and scenic value. (3) Access to tourism attractions and localities is supported by appropriate transport infrastructure, (such as small airports, jetty landings, safe harbours and barge landings) to enable residents and tourists to experience the region's high value landscape character and environmentally important areas.	(1) Tourism development is encouraged at locations with high quality amenity: (a) within urban areas, particularly: the City Centre, Mackay Harbour (including Mackay Marina Village and East Point) and other coastal areas; and (b) outside the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani particularly: Laguna-Whitsundays, Eungella (particularly the area south of Jack Cunningham Street), Broken River, Crediton, Finch Hatton Gorge, Kinchant Dam, Seaforth, Haliday Bay, Ball Bay, Cape Hillsborough, Salonika Beach, Grasstree Beach, Campwin Beach and Armstrong Beach and Lindeman, Brampton and Keswick Islands.
3.9.9 Element – Rural production	**3.9.9.1 Specific outcomes**	**3.9.9.2 Land use strategies**
(1) Sustaining rural production	(1) Agricultural land is protected for agricultural use, including food production and focuses on sugar cane production in the Mackay region. (2) Primary production activities are protected from incompatible land uses.	(1) In rural areas residential uses are limited to those in support of rural production.

	(3) The provision of industrial land supports the diversification of the sugar industry whilst protecting the operation of established sugar mills. (4) Primary production operations and infrastructure of agricultural industries are protected, notably cane tramways, rail systems, haul routes and irrigation infrastructure. (5) Sustainable land-based aquaculture development in coastal areas is protected from incompatible land uses.	

3.10 Sustainability, climate change and natural hazards

3.10.1 Strategic outcomes

(1) Development avoids and mitigates risks to life, property and infrastructure associated with the adverse coastal and natural hazard impacts (taking into account the projected effects of climate change) within the Mackay region.

(2) A compact urban form responds to the impacts of climate change and support a reduction in the carbon footprint of development activity, including providing a range of transport modes.

(3) The design and location of community infrastructure and services minimise the risk of failure during a natural hazard.

(4) Settlement design promotes sustainable water use and effective utilisation of energy sources.

Table 3.10.1 Theme components- Sustainability, climate change and natural hazards

3.10.2 Element – Areas vulnerable to climate change impacts	**3.10.2.1 Specific outcomes**	**3.10.2.2 Land use strategies**
(1) Development avoids and is sensitive to areas vulnerable to climate change impacts	(1) New urban development avoids areas of high risk to natural hazards and climate change impacts, whilst existing development considers mitigating action regarding natural hazards and climate change impacts including increased temperatures, high intensity rainfall, flooding, bushfire risk and cyclone events. (2) Intensification of development in coastal hazard areas is not encouraged and the impacts of climate change including coastal erosion, storm tide and permanent inundation are mitigated in urban areas.	(1) Urban development is designed to mitigate the impact of flooding, coastal erosion, storm tide and permanent inundation and is subject to minimum building floor heights.
3.10.3 Element – Climate change and compact urban form	**3.10.3.1 Specific outcomes**	**3.10.3.2 Land use strategies**
(1) Encouraging a compact urban form in response to climate change impacts	(1) A compact urban form enables public and active transport and foster self-containment to reduce the need to travel and car dependency.	(1) Densities and mixed use development are increased in centres and transport corridors to support active transport and self-containment.

3.10.4 Element – Water and energy	3.10.4.1 Specific outcomes	3.10.4.2 Land use strategies
(1) Supporting sustainable water and energy usage	(1) Urban development promotes sustainable water use and total water cycle management, and considers climate change impacts on rainfall patterns, evaporation and water availability. (2) Settlement design and development encourages sustainable energy usage, and promotes the use of renewable energy sources.	(1) Settlement and building design utilise passive design techniques such as shading within the landscape and tropical building design. (*see Element – Tropical settlement and building design*)

Part 4 Priority infrastructure plan

Editor's note

Amendments made to the *Sustainable Planning Act 2009* (Act) in June 2014 require that a local government that wants to levy infrastructure charges for trunk infrastructure must include a Local Government Infrastructure Plan as part of their planning scheme before 1 July 2016. Amendments made to the Act in November 2015, allow for the Planning Minister to extend this timeframe up to 1 July 2018. Mackay Regional Council made an application to the Planning Minister and was granted an extension to the Local Government Infrastructure Plan timeframe to 30 June 2018.

As a result of the requirement to include a Local Government Infrastructure Plan in the planning scheme, this section – *Part 4 Priority Infrastructure Plan* will be replaced through a future amendment to include – *Part 4 Local Government Infrastructure Plan*. Until such time that the *Part 4 Local Government Infrastructure Plan* is adopted by Council and becomes part of the planning scheme, the Mackay Regional Council Adopted Infrastructure Charges Resolution has force and effect in relation to the following:

- the Desired Standards of Service for trunk infrastructure;
- identification of the Priority Infrastructure Area; and
- the plans for trunk infrastructure for each infrastructure network.

The resolution can be found at:
http://www.mackay.qld.gov.au/business/planning_and_development/planning_schemes_and_strategic_planning/strategic_planning/adopted_infrastructure_charges_regime

The development of the *Part 4 Local Government Infrastructure Plan* and the subsequent amendment to the planning scheme will be undertaken in accordance with the requirements of the Act and the relevant statutory guideline at that time. This will include a separate public consultation process and will require separate Ministerial approval.

4.1 Preliminary

4.1.1 Introduction

(1) This priority infrastructure plan (PIP) has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009.*

Editor's note – Transitional provisions under the Planning Act 2017 prevail in supporting the continuation of the PIP up until the date of the Minister's extension for the Mackay Regional Council to have a Local Government Infrastructure Plan in place.

4.1.2 Purpose

(1) The purpose of the PIP is to:

(a) integrate and coordinate land use planning and infrastructure planning; and

(b) ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.

4.1.3 Structure of priority infrastructure plan

(1) The PIP:

(a) states in section 4.2 (planning assumptions) the projections of future urban growth and the assumptions of demand for each trunk infrastructure network, which have informed the preparation of the priority infrastructure plan

(b) identifies in Section 4.3 (priority infrastructure area (PIA)) the prioritised area to accommodate urban growth for 10 to 15 years

(c) states in Section 4.4 (desired standards of service (DSS)) for each network of development infrastructure the desired standard of performance of infrastructure; and

(d) identifies in Section 4.5 (plans for trunk infrastructure (PFTIs)) the existing and planned trunk infrastructure for the following networks:

(i) water supply
(ii) wastewater
(iii) stormwater
(iv) transport; and
(v) public parks and land for community facilities.

4.2 Planning assumptions

(1) The planning assumptions form a logical and consistent basis for the planning of the trunk infrastructure networks and the determination of the PIA.

4.2.1 Dwellings, non-residential floor space and land area

(1) The distribution and timing of future development (residential dwellings, non-residential floor space and land area) to accommodate projected population and employment growth have been estimated taking into account the following factors:

(a) physical constraints on the land
(b) land use planning provisions of the planning scheme
(c) current development applications and approvals
(d) development trends
(e) cost efficient provision of infrastructure
(f) average occupancy rate projections
(g) existing level of development
(h) population growth
(i) distribution and timing of growth
(j) land available for development
(k) potential uptake rate of development of available land
(l) changing household size and occupancy rates
(m) workforce trends
(n) floor space utilizations rates and non-residential development vacancy rates; and
(o) rental properties vacancy rates.

4.2.2 Geographical areas

(1) The projections about residential and non-residential development are prepared at a level that allows re-aggregation of data into areas to support infrastructure planning for the service catchments of different trunk infrastructure networks.

(2) The PIA localities referred to in Table 4.2.10.1, Table 4.2.10.2, Table 4.2.10.3 and Table 4.2.10.4 provide a geographical overview of the growth projections for residential and non-residential development.

(3) The PIA localities and plans for trunk infrastructure are identified in Schedule 3. Planning scheme zones and precincts are identified in Schedule 2.

4.2.3 Time periods

(1) The planning assumptions have been prepared for the following time periods to align with the Australian Bureau of Statistics census years:

- 2006–mid 2011
- mid 2011–mid 2016
- mid 2016–mid 2021
- mid 2021–mid 2026; and
- mid 2026–mid 2031.

4.2.4 Existing level of development

(1) The existing level of development (base year for PIP) has been estimated at:

- water supply- 2006
- wastewater- 2006
- stormwater- 2006 and 2009
- transport- 2006; and
- public parks and land for community facilities- 2006.

4.2.5 Development potential of land

(1) The net developable area is land designated for urban purposes under the planning scheme minus land required for infrastructure, easements which constrain development and is not affected by the following site constraints:

(a) 1% annual exceedence probability flood inundation
(b) biodiversity overlay
(c) any resumption plans
(d) landscape character areas
(e) steep land
(f) agricultural land; and
(g) recycled water storage and irrigation areas (Mackay Water Recycling Project).

4.2.6 Assumed scale of development

(1) The assumed scale of development for purposes of the PIP has been determined to reflect the realistic level (scale and intensity) of development having regard to the land use planning provisions of the planning scheme, site constraints and development trends. These assumptions are reflected in Table 4.2.6.1 and Table 4.2.6.2.

(2) Table 4.2.6.1 identifies the assumed scale of development for residential zones expressed as a number of dwellings per net developable hectare.

Table 4.2.6.1 – Assumed scale of development for residential zones

Planning scheme area identification		Planning scheme use type	Assumed density (dwellings / net developable ha)
Zone	**Precinct**		
District Centre	NA	Dwelling unit, multiple dwellings	30
Emerging Community	NA	Dwelling house	15
High density residential	NA	Dwelling unit, multiple dwellings	88
Low density residential	NA	Dwelling house, dwelling unit, multiple dwellings	12
Medium density residential	Low-medium density	Dwelling unit, multiple dwellings	20
	General medium density	Dwelling house, dwelling unit	30
	Multi-storey medium density	Dwelling unit, multiple dwellings	44
Mixed use	NA	Dwelling unit, multiple dwellings	30
Principal centre	City core and City mixed use (local plan precincts)	Dwelling unit, multiple dwellings	88
	Education mixed use (local plan precinct)	Dwelling unit, multiple dwellings	20
Township	NA	Dwelling house	7

(3) Table 4.2.6.2 identifies the assumed density (scale) of development for non-residential zones expressed as floor space (square metres) per employee.

Table 4.2.6.2 – Assumed scale of development for non-residential zones

Planning scheme area identification		Planning scheme use type	Assumed density (floor space / net developable m^2
Zone	**Precinct**		
District centre	NA	Centres activities, childcare centre, community activities, garden centre, rooming accommodation, hotel, indoor sport and recreation, sales office, and service industry	25
High impact industrial	NA	Food and drink outlet, industry activities, special industry, sales office, service station	200
	Air quality management	Food and drink outlet, home based business, industry activities, special industry, sales office, service station	200
	Sugar mill	Special industry	200

Planning scheme area identification		Planning scheme use type	Assumed density (floor space / net developable m^2
Zone	**Precinct**		
Local centre	NA	Centre activities, childcare centre, community activities, garden centre, hotel, indoor sport and recreation, sales office, service industry	25
Low impact industry	NA	Agriculture supplies store, educational establishment (training facility), food and drink outlet, hardware and trade supplies low impact industry, service industry and warehouse	100
Major centre	NA	Centres activities, childcare centre, community activities, garden centre, rooming accommodation, hotel, indoor sport and recreation, Major sport, recreation and entertainment facility, nightclub entertainment facility, outdoor sales, sales office and service industry	25
Mixed use	NA	Centres activities, childcare centre, community activities, community residence, home based business and sales office	30
Principal centre	City core (local plan precinct)	Centre activities, childcare centre, community activities, rooming accommodation, hotel, indoor sport and recreation, major sport, recreation and entertainment facility, nightclub entertainment facility, bar, outdoor sport and recreation, sales office and service industry	30
	City mixed use (local plan precinct)	Centre activities, childcare centre, community activities, rooming accommodation, hotel, indoor sport and recreation, major sport, recreation and entertainment facility, sales office and service industry	30
	Education mixed use (local plan precinct)	Centre activities, childcare centre, community activities, rooming accommodation, hotel, indoor sport and recreation, outdoor sport and recreation and service industry	25
	Exhibition / events (local plan precinct)	Major sport, recreation and entertainment facility, outdoor sport and recreation and tourist park.	20
	Civic (local plan precinct)	Childcare centre, community activities, indoor sport and recreation, major sport, recreation and entertainment facility, outdoor sport and recreation.	20
Rural	NA	Agricultural supplies store, animal husbandry, bulk landscape supplies, intensive animal industry, intensive horticulture, rural industry, sales office, wholesale nursery and winery	40

Planning scheme area identification		Planning scheme use type	Assumed density (floor space / net developable m^2
Zone	Precinct		
Specialised centre	NA	Hardware and trade supplies, showroom and telecommunications facilities	30
Township	NA	Childcare centre, centre activities, community activities, garden centre, home based business, hotel, indoor sport and recreation, outdoor sport and recreation, sales office, tourist park and wholesale nursery	30

4.2.7 Occupancy rates

(1) Table 4.2.7.1 outlines the average residential occupancy rates for different types of residential dwellings.

Table 4.2.7.1 – Average residential occupancy rates

PIP projection category	Occupancy rate (persons/dwelling)
Single dwelling	2.6 people per dwelling
Multiple dwelling	1.8 people per dwelling

4.2.8 Floor area and jobs

(1) Table 4.2.8.1 outlines the average number of jobs per floor area for different types of non-residential development.

Table 4.2.8.1 – Average job numbers per gross floor Area (GFA)

PIP projection category	Employment ratio (employee/m²)
Retail	25 m²/ employee
Commercial	25 m²/ employee
Industrial	200 m² /employee
Other	105 m² /employee

4.2.9 PIP Projection Categories

(1) 0 and Table 4.2.9.2 identify the relationship between the residential and non-residential planning scheme land uses and the PIP projection categories used in 0, 0, 0, 0 and 0.

Table 4.2.9.1 – PIP projection categories and residential planning scheme land uses

PIP projection category	Residential planning scheme zone type
Single dwelling	Emerging community, Low density residential, Medium density residential, Rural, Rural residential, Township
Multiple dwelling	District centre, Emerging community, High density residential, Local centre, Major centre, Medium density residential, Mixed use, Principal centre, Township
Other dwelling	• Emerging community / Low density residential / Medium density residential (retirement facility, residential care facility, tourist park) • District centre / Emerging community / Low density residential / Major centre / Medium density residential / Mixed use / High density residential / Principal centre / Tourism area (major) / Township (short-term accommodation)

Table 4.2.9.2 – PIP projection categories and non-residential planning scheme land use

PIP projection category	Non-residential projection category uses related to the following
Industry	Agriculture, forestry and fishing; mining; manufacturing; construction; wholesale trade; transport; postal and warehousing and telecommunications
Retail	Retail trade, accommodation and food services
Commercial	Administrative and support services; financial and insurance services; rental, hiring and real estate services; professional, scientific and technical services; and arts and recreation services
Education and Training	Childcare centre, education and training
Other Community Services	Public administration and safety; health care and social assistance; electricity, gas, water and waste services

4.2.10 Population and Employment

(1) Projections of population and employment growth expected to occur within local government area are contained in Table 4.2.10.1, 4.2.10.2, 4.2.10.3 and 4.2.10.4.

Table 4.2.10.1 – Existing and projected population

PIA locality	PIP projection category	Existing and projected population				
		2011	2016	2021	2026	2031 (capacity)
Andergrove	Single dwelling	8,216	9,514	10,550	10,989	11,429
	Multiple dwelling	155	155	155	473	473
	Other dwelling	253	253	253	292	292
	Total	8,624	9,922	10,957	11,755	12,194
Bakers Creek	Single dwelling	729	1,104	2,017	2,053	2,053
	Multiple dwelling	9	9	50	50	50
	Other dwelling	324	346	427	427	427
	Total	1,062	1,459	2,494	2,530	2,530
Beaconsfield	Single dwelling	4,442	5,439	6,328	6,819	7,490
	Multiple dwelling	295	385	423	772	907
	Other dwelling	0	77	77	99	99
	Total	4,737	5,901	6,828	7,690	8,496
Blacks Beach	Single dwelling	2,611	3,824	4,181	4,657	4,687
	Multiple dwelling	56	56	164	283	283
	Other dwelling	49	49	49	49	49
	Total	2,716	3,929	4,394	4,988	5,019
Bucasia	Single dwelling	4,031	4,357	4,753	5,203	6,082
	Multiple dwelling	43	43	128	128	128
	Other dwelling	36	36	36	96	96
	Total	4,110	4,437	4,917	5,427	6,306
Dolphin Heads	Single dwelling	378	378	378	460	460
	Multiple dwelling	41	41	41	41	41
	Other dwelling	0	0	0	0	0
	Total	419	419	419	502	502

PIA locality	PIP projection category	Existing and projected population				
		2011	2016	2021	2026	2031(capacity)
East Mackay	Single dwelling	3,159	3,252	3,375	3,439	3,555
	Multiple dwelling	517	517	765	965	1,217
	Other dwelling	191	248	248	248	248
	Total	3,867	4,016	4,388	4,652	5,020
Eimeo	Single dwelling	3,183	3,371	3,471	3,972	5,232
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	3,183	3,371	3,471	3,972	5,232
Glenella	Single dwelling	3,999	4,225	4,402	4,577	4,662
	Multiple dwelling	18	18	95	95	95
	Other dwelling	100	100	100	100	100
	Total	4,117	4,343	4,598	4,772	4,857
Greenmount	Single dwelling	84	89	110	110	505
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	84	89	110	110	505
Mackay City Centre	Single dwelling	1,712	1,727	1,794	1,794	1,987
	Multiple dwelling	1,906	2,047	2,660	3,695	4,790
	Other dwelling	679	700	893	1,013	1,046
	Total	4,297	4,474	5,347	6,502	7,823
Mackay Harbour	Single dwelling	667	667	1,063	1,507	1,921
	Multiple dwelling	272	272	311	446	626
	Other dwelling	0	0	100	150	200
	Total	939	939	1,474	2,104	2,747

PIA locality	PIP projection category	Existing and projected population				
		2011	2016	2021	2026	2031 (capacity)
Marian Urban	Single dwelling	2,022	2,768	3,333	4,490	5,479
	Multiple dwelling	0	0	0	0	0
	Other dwelling	10	10	10	10	10
	Total	2,032	2,778	3,343	4,500	5,489
Mirani Urban	Single dwelling	1,045	1,410	1,757	2,368	3,065
	Multiple dwelling	0	0	0	0	0
	Other dwelling	48	48	55	55	55
	Total	1,093	1,458	1,812	2,423	3,120
Mount Pleasant	Single dwelling	4,093	4,412	4,602	5,108	5,108
	Multiple dwelling	576	635	781	907	979
	Other dwelling	16	16	16	16	16
	Total	4,685	5,063	5,399	6,032	6,104
North Mackay	Single dwelling	5,862	6,042	6,152	6,306	6,378
	Multiple dwelling	821	882	1,053	1,354	1,748
	Other dwelling	261	261	261	261	261
	Total	6,944	7,185	7,466	7,921	8,387
Ooralea	Single dwelling	2,614	3,570	3,971	4,217	4,217
	Multiple dwelling	0	0	47	47	47
	Other dwelling	66	104	224	344	464
	Total	2,680	3,674	4,241	4,608	4,728
Paget	Single dwelling	221	221	221	221	221
	Multiple dwelling	0	0	0	0	0
	Other dwelling	51	51	51	51	51
	Total	272	272	272	272	272

PIA locality	PIP projection category	Existing and projected population				
		2011	2016	2021	2026	2031 (capacity)
Richmond	Single dwelling	132	708	1,769	2,199	3,363
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	132	708	1,769	2,199	3,363
Rural View	Single dwelling	2,973	4,993	6,684	9,411	12,276
	Multiple dwelling	0	0	133	328	328
	Other dwelling	0	0	0	0	0
	Total	2,973	4,993	6,817	9,738	12,604
Sarina Urban	Single dwelling	3,232	3,504	4,558	5,380	5,907
	Multiple dwelling	160	160	160	358	358
	Other dwelling	181	231	231	231	231
	Total	3,573	3,896	4,949	5,970	6,496
Shoal Point	Single dwelling	1,193	1,720	3,059	4,653	7,097
	Multiple dwelling	0	0	178	333	560
	Other dwelling	0	0	0	0	0
	Total	1,193	1,720	3,237	4,986	7,656
Slade Point	Single dwelling	3,858	3,871	3,892	3,946	3,977
	Multiple dwelling	14	14	14	113	158
	Other dwelling	36	36	36	36	36
	Total	3,909	3,922	3,942	4,095	4,171
South Mackay	Single dwelling	7,039	7,131	7,242	7,265	7,265
	Multiple dwelling	779	842	925	949	949
	Other dwelling	42	42	42	42	42
	Total	7,860	8,016	8,209	8,256	8,256

PIA locality	PIP projection category	Existing and projected population				
		2011	2016	2021	2026	2031 (capacity)
Walkerston	Single dwelling	2,835	3,113	3,452	3,696	4,426
	Multiple dwelling	27	27	27	27	27
	Other dwelling	6	6	6	6	6
	Total	2,868	3,146	3,485	3,729	4,459
West Mackay	Single dwelling	6,326	6,514	6,796	6,809	6,976
	Multiple dwelling	526	634	929	1,107	1,121
	Other dwelling	830	830	830	830	830
	Total	7,682	7,977	8,555	8,746	8,928
Total PIA	Single dwelling	76,656	88,028	100,272	111,862	125,818
	Multiple dwelling	6,215	6,737	9,042	12,472	14,886
	Other dwelling	3,179	3,444	3,945	4,356	4,559
	Total	86,050	98,210	113,258	128,691	145,263
Mackay Urban (Outside PIA): Andergrove (Rural Residential)	Single dwelling	119	132	132	132	132
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	119	132	132	132	132
Mackay Urban (Outside PIA): Bakers Creek	Single dwelling	16	391	972	972	972
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	16	391	972	972	972

PIA locality	PIP projection category	Existing and projected population				
		2011	2016	2021	2026	2031 (capacity)
Mackay Urban (Outside PIA): Ooralea	Single dwelling	0	0	0	166	166
	Multiple dwelling	0	0	56	56	56
	Other dwelling	0	0	86	86	86
	Total	0	0	142	308	308
Mackay Urban (Outside PIA): Richmond	Single dwelling	5	5	5	29	29
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	5	5	5	29	29
Rural Remainder (Outside PIA)	Single dwelling	28,655	29,614	30,265	32,887	33,521
	Multiple dwelling	117	117	117	117	117
	Other dwelling	305	305	305	305	305
	Total	29,077	30,036	30,687	33,309	33,943
Total Outside PIA	Single dwelling	28,795	30,142	31,374	34,186	34,820
	Multiple dwelling	117	117	173	173	173
	Other dwelling	305	305	391	391	391
	Total	29,217	30,564	31,938	34,749	35,384
Total planning scheme area	Single dwelling	105,451	118,170	131,646	146,048	160,638
	Multiple dwelling	6,332	6,854	9,214	12,645	15,059
	Other dwelling	3,484	3,749	4,336	4,747	4,950
	Total	115,268	128,774	145,197	163,440	180,647

Table 4.2.10.2 – Existing and projected dwellings

PIA locality	PIP projection category	Existing and projected dwellings				
		2011	2016	2021	2026	2031(capacity)
Andergrove	Single dwelling	3,043	3,548	3,951	4,122	4,293
	Multiple dwelling	86	86	86	210	210
	Other dwelling	253	253	253	292	292
	Total	3,382	3,887	4,290	4,624	4,795
Bakers Creek	Single dwelling	270	416	771	785	785
	Multiple dwelling	5	5	28	28	28
	Other dwelling	49	71	152	152	152
	Total	324	492	951	965	965
Beaconsfield	Single dwelling	1,645	1,923	2,269	2,460	2,721
	Multiple dwelling	164	214	235	429	504
	Other dwelling	0	77	77	99	0
	Total	1,809	2,214	2,581	2,988	3,225
Blacks Beach	Single dwelling	967	1,439	1,578	1,763	1,775
	Multiple dwelling	31	31	91	157	157
	Other dwelling	49	49	49	49	49
	Total	1,047	1,519	1,718	1,969	1,981
Bucasia	Single dwelling	1,493	1,620	1,774	1,949	2,291
	Multiple dwelling	24	24	24	24	24
	Other dwelling	36	36	36	96	96
	Total	1,553	1,680	1,834	2,069	2,411
Dolphin Heads	Single dwelling	140	140	140	172	172
	Multiple dwelling	23	23	23	23	23
	Other dwelling	0	0	0	0	0
	Total	163	163	163	195	195

PIA locality	PIP projection category	Existing and projected dwellings				
		2011	2016	2021	2026	2031(capacity)
East Mackay	Single dwelling	1,170	1,206	1,254	1,279	1,324
	Multiple dwelling	287	287	425	536	676
	Other dwelling	191	248	248	248	248
	Total	1,648	1,741	1,927	2,063	2,248
Eimeo	Single dwelling	1,179	1,252	1,291	1,486	1,976
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	1,179	1,252	1,291	1,486	1,976
Glenella	Single dwelling	1,481	1,569	1,638	1,706	1,739
	Multiple dwelling	10	10	53	53	53
	Other dwelling	100	100	100	100	100
	Total	1,591	1,679	1,791	1,859	1,892
Greenmount	Single dwelling	31	33	41	41	195
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	31	33	41	41	195
Mackay City Centre	Single dwelling	634	640	666	666	741
	Multiple dwelling	1,059	1,137	1,478	2,053	2,661
	Other dwelling	679	700	893	1,013	1,046
	Total	2,372	2,477	3,037	3,732	4,448
Mackay Harbour	Single dwelling	247	247	401	574	735
	Multiple dwelling	151	151	173	248	348
	Other dwelling	0	0	100	150	200
	Total	398	398	674	972	1,283

PIA locality	PIP projection category	Existing and projected dwellings				
		2011	2016	2021	2026	2031 (capacity)
Marian Urban	Single dwelling	749	1,038	1,401	1,784	2,094
	Multiple dwelling	0	0	0	0	0
	Other dwelling	10	10	10	10	10
	Total	759	1,048	1,411	1,794	2,104
Mirani Urban	Single dwelling	387	529	664	902	1,173
	Multiple dwelling	0	0	0	0	0
	Other dwelling	48	48	55	55	55
	Total	435	577	719	957	1,228
Mount Pleasant	Single dwelling	1,516	1,640	1,714	1,911	1,911
	Multiple dwelling	320	353	434	504	544
	Other dwelling	16	16	16	16	16
	Total	1,852	2,009	2,164	2,431	2,471
North Mackay	Single dwelling	2,171	2,241	2,283	2,343	2,371
	Multiple dwelling	456	490	585	752	971
	Other dwelling	261	261	261	261	261
	Total	2,888	2,992	3,129	3,356	3,603
Ooralea	Single dwelling	968	1,340	1,496	1,592	1,592
	Multiple dwelling	0	0	26	26	26
	Other dwelling	66	104	224	344	464
	Total	1,034	1,444	1,746	1,962	2,082
Paget	Single dwelling	82	82	82	82	82
	Multiple dwelling	0	0	0	0	0
	Other dwelling	51	51	51	51	51
	Total	133	133	133	133	133

PIA locality	PIP projection category	Existing and projected dwellings				
		2011	2016	2021	2026	2031 (capacity)
Richmond	Single dwelling	49	273	686	853	1,306
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	49	273	686	853	1,306
Rural View	Single dwelling	1,101	1,887	2,545	3,606	4,721
	Multiple dwelling	0	0	74	182	182
	Other dwelling	0	0	0	0	0
	Total	1,101	1,887	2,619	3,788	4,903
Sarina Urban	Single dwelling	1,197	1,303	1,713	2,033	2,238
	Multiple dwelling	89	89	89	199	199
	Other dwelling	181	231	231	231	231
	Total	1,467	1,623	2,033	2,463	2,668
Shoal Point	Single dwelling	442	647	1,168	1,788	2,739
	Multiple dwelling	0	0	99	185	311
	Other dwelling	0	0	0	0	0
	Total	442	647	1,267	1,973	3,050
Slade Point	Single dwelling	1,429	1,434	1,442	1,463	1,480
	Multiple dwelling	8	8	8	63	88
	Other dwelling	36	36	36	36	36
	Total	1,473	1,478	1,486	1,562	1,604
South Mackay	Single dwelling	2,607	2,643	2,686	2,695	2,695
	Multiple dwelling	433	468	514	527	527
	Other dwelling	42	42	42	42	42
	Total	3,082	3,153	3,242	3,264	3,264

PIA locality	PIP projection category	Existing and projected dwellings				
		2011	2016	2021	2026	2031 (capacity)
Walkerston	Single dwelling	1,050	1,158	1,290	1,385	1,669
	Multiple dwelling	15	15	15	15	15
	Other dwelling	6	6	6	6	6
	Total	1,071	1,179	1,311	1,406	1,690
West Mackay	Single dwelling	2,343	2,416	2,526	2,531	2,596
	Multiple dwelling	292	352	516	615	623
	Other dwelling	830	830	830	830	830
	Total	3,465	3,598	3,872	3,976	4,049
Total PIA	Single dwelling	28,391	32,706	37,469	41,979	47,414
	Multiple dwelling	3,453	3,743	4,976	6,829	8,170
	Other dwelling	2,904	3,169	3,670	4,081	4,185
	Total	34,748	39,618	46,115	52,889	59,769
Mackay Urban (Outside PIA): Andergrove (Rural Residential)	Single dwelling	44	49	49	49	49
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	44	49	49	49	49
Mackay Urban (Outside PIA): Bakers Creek	Single dwelling	6	152	378	378	378
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	6	152	378	378	378

PIA locality	PIP projection category	Existing and projected dwellings				
		2011	2016	2021	2026	2031 (capacity)
Mackay Urban (Outside PIA): Ooralea	Single dwelling	0	0	0	64	64
	Multiple dwelling	0	0	31	31	31
	Other dwelling	0	0	86	86	86
	Total	0	0	117	181	181
Mackay Urban (Outside PIA): Richmond	Single dwelling	2	2	2	11	11
	Multiple dwelling	0	0	0	0	0
	Other dwelling	0	0	0	0	0
	Total	2	2	2	11	11
Rural Remainder (Outside PIA)	Single dwelling	10,613	11,523	11,776	12,796	13,043
	Multiple dwelling	65	65	65	65	65
	Other dwelling	305	305	305	305	305
	Total	10,983	11,893	12,146	13,166	13,413
Total Outside PIA	Single dwelling	10,665	11,726	12,205	13,298	13,545
	Multiple dwelling	65	65	96	96	96
	Other dwelling	305	305	391	391	391
	Total	11,035	12,096	12,692	13,785	14,032
Total planning scheme area	Single dwelling	39,012	44,383	49,674	55,277	60,959
	Multiple dwelling	3,518	3,808	5,072	6,925	8,266
	Other dwelling	3,209	3,474	4,061	4,472	4,576
	Total	45,739	51,665	58,807	66,674	73,801

Table 4.2.10.3 – Existing and projected employment

PIA locality	PIP projection category	Existing and projected employment				
		2011	2016	2021	2026	2031(capacity)
Mackay Urban Area (Northern Beaches)	Retail	725	1,245	1,400	1,505	1,580
	Commercial	345	450	675	750	788
	Industrial	600	860	1,240	1,550	1,628
	Community purposes	465	755	835	1,045	1,097
	Other	16	19	17	19	20
	Total	2,151	3,329	4,167	4,869	5,113
Mackay Urban Area (Northern Mackay)	Retail	2,363	2,632	2,906	3,080	3,234
	Commercial	1,585	1,695	1,760	1,810	1,901
	Industrial	3,535	3,942	4,625	5,125	5,381
	Community purposes	2,986	3,380	3,605	3,680	3,864
	Other	106	90	90	70	74
	Total	10,575	11,739	12,986	13,765	14,454
Mackay Urban Area (Mackay City Centre)	Retail	3,800	4,400	4,800	5,000	5,250
	Commercial	700	4,100	4,200	4,250	4,463
	Industrial	3,000	3,300	3,500	3,600	3,780
	Community purposes	3,280	3,370	3,540	3,730	3,917
	Other	112	60	20	30	32
	Total	10,892	15,230	16,060	16,610	17,442
Mackay Urban Area (Southern Mackay)	Retail	985	1,060	1,127	1,205	1,265
	Commercial	755	825	852	875	919
	Industrial	1,890	2,130	2,270	2,580	2,709
	Community purposes	2,430	3,010	3,175	3,310	3,476
	Other	48	45	34	37	39
	Total	6,108	7,070	7,458	8,007	8,408

PIA locality	PIP projection category	Existing and projected employment				
		2011	2016	2021	2026	2031 (capacity)
Mackay Urban Area (Paget and Bakers Creek)	Retail	250	450	550	600	630
	Commercial	1,050	1,100	1,150	1,200	1,260
	Industrial	5,700	7,200	7,800	8,100	8,505
	Community purposes	200	230	260	350	368
	Other	130	110	16	16	17
	Total	7,330	9,090	9,776	10,266	10,780
Marian	Retail	115	133	150	170	192
	Commercial	13	15	17	19	22
	Industrial	144	166	188	213	241
	Community purposes	85	98	110	123	139
	Other	0	0	0	0	0
	Total	357	412	465	525	593
Mirani	Retail	148	170	193	218	246
	Commercial	17	20	22	24	27
	Industrial	185	213	241	273	309
	Community purposes	109	125	142	161	183
	Other	0	0	0	0	0
	Total	459	528	598	676	764
Sarina	Retail	472	533	577	625	676
	Commercial	170	191	207	224	243
	Industrial	703	793	859	930	1,008
	Community purposes	151	170	184	199	216
	Other	0	0	0	0	0
	Total	1,496	1,687	1,827	1,979	2,143

PIA locality	PIP projection category	Existing and projected employment				
		2011	2016	2021	2026	2031 (capacity)
Walkerston	Retail	175	200	250	300	315
	Commercial	75	90	100	110	116
	Industrial	150	200	350	500	525
	Community purposes	170	290	380	400	420
	Other	3	3	3	3	3
	Total	573	783	1,083	1,313	1,379
Total PIA	Retail	9,033	10,823	11,953	12,702	13,388
	Commercial	4,710	8,486	8,983	9,263	9,738
	Industrial	15,907	18,804	21,073	22,871	24,086
	Community purposes	9,876	11,428	12,231	12,999	13,679
	Other	415	327	180	175	185
	Total	39,941	49,868	54,420	58,010	61,076
Total Outside PIA	Retail	1,708	1,724	1,744	1,769	1,857
	Commercial	188	188	193	193	203
	Industrial	1,708	1,724	1,744	1,769	1,857
	Community purposes	249	250	256	267	280
	Other	641	716	768	821	889
	Total	4,494	4,602	4,705	4,819	5,086
Total planning scheme area	Retail	10,741	12,547	13,697	14,471	15,245
	Commercial	4,898	8,674	9,176	9,456	9,941
	Industrial	17,615	20,528	22,817	24,640	25,943
	Community purposes	10,125	11,678	12,487	13,266	13,959
	Other	1,056	1,043	948	996	1,074
	Total	44,435	54,470	59,125	62,828	66,162

Table 4.2.10.4 – Existing and projected non-residential floor space

PIA locality	PIP projection category	Existing and projected non-residential floor space				
		2011	2016	2021	2026	2031 (capacity)
Mackay Urban Area (Northern Beaches)	Retail	18,125	31,125	35,000	37,625	39,506
	Commercial	6,900	9,000	13,500	15,000	15,750
	Industrial	120,000	172,000	248,000	310,000	325,500
	Community purposes	13,950	22,650	25,050	31,350	32,918
	Other	320	380	340	380	399
	Total	159,295	235,155	321,890	394,355	414,073
Mackay Urban Area (Northern Mackay)	Retail	59,075	65,800	72,650	77,000	80,850
	Commercial	31,700	33,900	35,200	36,200	38,010
	Industrial	707,000	788,400	925,000	1,025,000	1,076,250
	Community purposes	89,580	101,400	108,150	110,400	115,920
	Other	2,120	1,800	1,800	1,400	1,470
	Total	889,475	991,300	1,142,800	1,250,000	1,312,500
Mackay Urban Area (Mackay City Centre)	Retail	95,000	110,000	120,000	125,000	131,250
	Commercial	14,000	82,000	84,000	85,000	89,250
	Industrial	600,000	660,000	700,000	720,000	756,000
	Community purposes	98,400	101,100	106,200	111,900	117,495
	Other	2,240	1,200	400	600	630
	Total	809,640	954,300	1,010,600	1,042,500	1,094,625
Mackay Urban Area (Southern Mackay)	Retail	24,625	26,500	28,175	30,125	31,631
	Commercial	15,100	16,500	17,040	17,500	18,375
	Industrial	378,000	426,000	454,000	516,000	541,800
	Community purposes	72,900	90,300	95,250	99,300	104,265
	Other	960	900	680	740	777
	Total	491,585	560,200	595,145	663,665	696,848

PIA locality	PIP projection category	Existing and projected non-residential floor space				
		2011	2016	2021	2026	2031 (capacity)
Mackay Urban Area (Paget and Bakers Creek)	Retail	6,250	11,250	13,750	15,000	15,750
	Commercial	21,000	22,000	23,000	24,000	25,200
	Industrial	1,140,000	1,440,000	1,560,000	1,620,000	1,701,000
	Community purposes	6,000	6,900	7,800	10,500	11,025
	Other	2,600	2,200	320	320	336
	Total	1,175,850	1,482,350	1,604,870	1,669,820	1,753,311
Marian	Retail	2,306	5,852	7,402	7,798	8,247
	Commercial	267	307	347	392	443
	Industrial	28,870	33,208	37,586	42,544	48,155
	Community purposes	2,544	2,926	3,312	3,749	4,243
	Other	NA	NA	NA	NA	NA
	Total	33,987	42,293	48,647	54,483	61,089
Mirani	Retail	2,960	3,405	3,854	4,362	4,938
	Commercial	342	394	446	505	571
	Industrial	37,060	42,630	48,249	54,608	61,806
	Community purposes	3,266	3,756	4,252	4,814	5,450
	Other	NA	NA	NA	NA	NA
	Total	43,628	50,185	56,801	64,289	72,764
Sarina	Retail	9,446	10,655	11,535	12,488	13,519
	Commercial	3,392	3,826	4,142	4,484	4,855
	Industrial	140,639	158,648	171,750	185,937	201,295
	Community purposes	4,521	5,099	5,521	5,977	6,471
	Other	NA	NA	NA	NA	NA
	Total	157,998	178,228	192,948	208,886	226,139

PIA locality	PIP projection category	Existing and projected non-residential floor space				
		2011	2016	2021	2026	2031 (capacity)
Walkerston	Retail	4,375	5,000	6,250	7,500	7,875
	Commercial	1,500	1,800	2,000	2,200	2,310
	Industrial	30,000	40,000	70,000	100,000	105,000
	Community purposes	5,100	8,700	11,400	12,000	12,600
	Other	60	60	60	60	63
	Total	41,035	55,560	89,710	121,760	127,848
Total PIA	Retail	222,162	269,587	298,616	316,898	333,566
	Commercial	94,201	169,727	179,675	185,281	194,764
	Industrial	3,181,569	3,760,886	4,214,585	4,574,088	4,816,806
	Community Purposes	296,261	342,831	366,935	389,990	410,387
	Other	8,300	6,540	3,600	3,500	3,675
	Total	3,802,493	4,549,571	5,063,411	5,469,757	5,759,197
Total Outside PIA	Retail	42,700	43,100	43,600	44,225	46,436
	Commercial	3,760	3,760	3,860	3,860	4,053
	Industrial	341,600	344,800	348,800	353,800	371,490
	Community Purposes	7,470	7,500	7,680	8,010	8,411
	Other	680	640	540	360	378
	Total	396,210	399,800	404,480	410,255	430,768
Total planning scheme area	Retail	264,862	315,887	342,216	361,123	380,002
	Commercial	97,961	173,487	183,535	189,141	198,817
	Industrial	3,523,169	4,105,686	4,563,385	4,927,888	5,188,296
	Community Purposes	303,731	350,331	374,615	398,000	418,798
	Other	8,980	7,180	4,140	3,860	4,053
	Total	4,198,703	4,952,571	5,467,891	5,880,012	6,189,965

4.2.11 Demand generation

4.2.11.1 Demand rates

(1) Table 4.2.11.1 stipulates the level of average demand each use type has on trunk infrastructure networks.

Table 4.2.11.1 – Demand rates

Planned infrastructure demand rate					
Zone	**Water supply (ET / gross / ha)**	**Wastewater (ET / gross ha)**	**Stormwater Quantity (Imp fraction)**	**Transport (trips /net developable ha)**	**Public parks and land for community facilities (People / net developable ha)**
Rural	0	0	0	0	(*)
Rural Residential	2	1	0.4	8	5 person/ha
Township	14	14	0.5	91	26 person/ha
Residential	14	14	0.5	91	2.6 person/dwelling
Commercial	12	15	0.9	(*)	(*)
Industry	9	12	0.9	(*)	(*)
Other	(*)	(*)	(*)	(*)	(*)

Footnote: (*) These are assessed by Council on a case by case basis

4.2.11.2 Development and demand generation rates

(1) Table 4.2.11.2 identifies the assumed demand generation rates for reconfiguring a lot, a material change of use of premises, or carrying out building work.

Table 4.2.11.2 – Demand generation rates

Planning scheme area identification and land use				Demand generation rates (units of demand)				
				Water supply	Wastewater	Transport	Stormwater	Public parks and community land
Use type	**Zone**	**Defined use**	**Use intensity**	**EP**	**EP**	**Trips**	**Impervious fraction / Gross Ha**	**Unit per lot**
Residential	Low density residential	Dwelling house	3 or more bed	2.55	2.55	6.5	0.5	1.0
	Medium density residential and High density residential	Dual occupancy	1 bed unit	1.25	1.25	5.0	0.75	1.0
			2 bed unit	1.9	1.9	5.0	0.75	1.0
			3 bed or more	2.55	2.55	5.0	0.75	1.0
		Retirement facility	1 bed unit	1.25	1.25	3.0	0.75	1.0
			2 bed unit	1.9	1.9	3.0	0.75	1.0
			3 bed or more	2.55	2.55	5.0	0.75	1.0
		Multiple dwelling	1 bed unit	1.25	1.25	5.0	0.75	1.0
			2 bed unit	1.9	1.9	5.0	0.75	1.0
			3 bed or more	2.55	2.55	5.0	0.75	1.0
Industry	High impact industry	High impact industry and medium impact industry	100m^2 use area	1.2	1.2	3.5	0.9	0.003
	Low impact industry	Low impact industry, research and technology industry, service industry and warehouse	100m^2 use area	2.55	2.55	3.5	0.9	0.003
Retail and commercial	Principal centre, Major centre, District	Food and drink outlet (restaurant / fast food premises)	100m^2 GFA	4.5	5.55	8.0	0.9	0.3
		Food and drink outlet (catering	100m^2 GFA	3	4	5.0	0.9	0.3

Planning scheme area identification and land use				Demand generation rates (units of demand)				
				Water supply	Wastewater	Transport	Stormwater	Public parks and community land
	centre, Local centre, Neighbourhood centre	business)						
		Shopping centre	100m^2 use area	1.4	1.7	40.0	0.9	0.003
		Shop (small, single purpose)	100m^2 GFA	1.0	1.25	30.0	0.9	0.3
		Outdoor Sales	100m^2 use area	1.0	1.0	20.0	0.9	0.3
		Office	100m^2 use area	1.0	1.0	7.0	0.9	0.3
	Various	Childcare centres	100m^2 use area	0.2	0.3	2.2 (per enrolment)	0.9	0.3

4.2.12 Projected demand summaries by network

4.2.12.1 Projected demand summary for water supply network

(1) The assumed demand summary for each service catchment is based upon the population and employment projections summarised in Table 4.2.10.1, 4.2.10.2, 4.2.10.3 and 4.2.10.4 and the assumed infrastructure demand rates identified in Table 4.2.11.1 and 0; and

(2) A summary of the assumed demand on the water supply network for each service catchment is identified in Table 4.2.12.1.

Table 4.2.12.1 Projected demand summary - Water supply network

Charge area	Cumulative demand, (*EP*)					Demand (*EP*)*
	2006	2011	2016	2021	2026	
Mackay urban	96,012	108,717	21,423	134,128	146,833	146,833
Northern Beaches	3,471	6,244	8,253	9,665	11,005	11,005
Sarina	4,050	4,965	5,924	6,884	7,660	7,660
Armstrong Beach	719	1,611	1,937	2,167	2,243	2,243
Koumala	221	250	283	320	362	362

*Represents the ultimate demand of sewerage network per area

4.2.12.2 Projected demand summary for wastewater network

(1) The assumed demand summary for each service catchment is based upon the population and employment projections summarised in Table 4.2.10.1, 4.2.10.2, 4.2.10.3 and 4.2.10.4 and the assumed infrastructure demand rates identified in Table 4.2.11.1 and 0; and

(2) A summary of the assumed demand on the wastewater network for each service catchment is identified in 0

Table 4.2.12.2 Projected demand summary - Wastewater network

Charge area	Cumulative demand, (*EP*)					Demand (*EP*)*
	2006	2011	2016	2021	2026	
Northern Beaches	6,375	6,995	7,871	8,908	9,890	9,890
Bucasia	5,079	7,032	9,462	11,992	13,592	13,592
Shoal Point	1,771	2,533	3,599	5,219	6,750	6,750
Beaconsfield	11,833	12,856	4,067	15,795	17,012	17,012
Andergrove	9,964	10,214	10,674	11,290	11,870	11,870
North Mackay	9,629	10,061	10,554	11,552	12,702	12,702
Slade Point	5,863	6,419	7,204	8,028	8,848	8,848
Mackay	32,109	34,639	37,337	40,552	43,012	43,012
Bakers Creek	831	1,659	2,987	4,371	5,734	5,734
Paget	4,532	5,465	6,494	7,524	8,449	8,449
Walkerston	2,961	3,290	3,689	4,447	5,443	5,443
Sarina	3,743	4,557	5,581	6,607	7,447	7,447

4.2.12.3 Projected demand summary for stormwater network

(1) The assumed demand summary for each service catchment is based upon the population and employment projections summarised in Table 4.2.10.1, 4.2.10.2, 4.2.10.3 and 4.2.10.4 and the assumed infrastructure demand rates identified in Table 4.2.11.1 and 0; and

(2) A summary of the assumed demand on the stormwater network for each service catchment is identified in Table 4.2.12.3.

Table 4.2.12.3– Projected demand summary Stormwater network

Charge area	Cumulative demand, (Imp HA)					Demand (Imp HA)*
	2009	2014	2019	2024	2029	
Paget east	67	318	336	336	336	336
Paget west	144	275	275	275	275	275
Ooralea	22	58	215	216	216	216
Walkerston south	22	54	66	66	66	66

*Represents the ultimate demand of stormwater quality per area.

4.2.12.4 Projected demand summary for transport network

(1) The assumed demand summary for each service catchment is based upon the population and employment projections summarised in Table 4.2.10.1, 4.2.10.2, 4.2.10.3 and 4.2.10.4 and the assumed infrastructure demand rates identified in Table 4.2.11.1 and 0; and

(2) A summary of the assumed demand on the transport network for each service catchment is identified in Table 4.2.12.4.

Table 4.2.12.4– Projected demand summary Transport network

Charge area	Cumulative demand, (*Trips*)					Demand (*Trips*)*
	2006	2011	2016	2021	2026	
Shoal Point	9,950	12,801	15,652	18,503	21,354	21,354
Northern Beaches	16,022	18,175	20,328	22,481	24,634	24,634
Mt Pleasant	88,185	94,662	101,138	107,615	114,091	114,091
Mackay Harbour	9,581	10,875	12,170	13,464	14,758	14,758
City Centre	32,983	38,943	44,902	50,862	56,821	56,821
West Mackay	45,270	51,525	57,779	64,034	70,288	70,288
Paget/Bakers Creek	4,165	4,584	5,002	5,421	5,839	5,839
Walkerston Village	12,852	14,983	17,115	19,246	21,377	21,377
South West (incl Sarina, Mirani, Marian)	34,304	42,384	50,464	58,543	66,623	66,623

Source: Based on trip matrix table supplied from MATM transport Model (DMTR, 2010)

4.2.12.5 Projected demand summary for public parks and land for community facilities network

(1) The assumed demand summary for each service catchment is based upon the population and employment projections summarised in Table 4.2.10.1, 4.2.10.2, 4.2.10.3 and 4.2.10.4 and the assumed infrastructure demand rates identified in Table 4.2.11.1 and 0; and

(2) A summary of the assumed demand on the public parks and land for community facilities network for each service catchment is identified in 0.

Table 4.2.12.5 – Projected demand summary - Public parks and land for community facilities network

Charge area	Cumulative demand, (EP)					Demand (EP)
	2006	2011	2016	2021	2026	
Mackay Regional Council – inside PIA	78,871	93,545	107,797	116,436	116,887	135,031

4.3 Priority infrastructure area

(1) The PIA is the area where suitable and adequate development infrastructure exists, or where it can be provided most efficiently.

(2) The PIA identifies the area where Mackay Regional Council (MRC) gives priority to provide trunk infrastructure for urban development up to 2026.

(3) The PIA is identified in Schedule 3.

4.4 Desired standards of service (DSS)

(1) The DSS details the standards that comprise an infrastructure network most suitable for the local context.

(2) The DSS is supported by the more detailed network design standards included in planning scheme policies, legislation, statutory guidelines and other relevant controlled documents about design standards identified below.

4.4.1 Water supply

(1) Ensure drinking water complies with the National Health and Medical Research Council (NHMRC) Australian drinking water health guidelines.

(2) Collect, store, treat and convey potable water from source to consumers in accordance with the *Water Act 2000*.

(3) Minimise non-revenue water loss.

(4) Design the water supply network in accordance with Council's adopted standards identified in the planning scheme to provide:

- (a) average day consumption (AD) – 300 l/EP/day
- (b) minimum and maximum supply pressure of 220kPa and 800kPA at each property boundary; and
- (c) fire flow for residential (15 l/s for 2 hours), industrial and commercial (30 l/s for 4 hours) development.

(5) Design recycled water systems to meet requirements of *Water Supply (Safety and Reliability) Act 2008* in accordance with state regulatory guidelines.

4.4.2 Wastewater

(1) Provide a reliable network that collects, stores, treats and releases sewerage from premises.

(2) Provide a sewerage reticulation network that minimises Inflow and Infiltration.

(3) Design the sewerage network in accordance with:

- (a) council's adopted standards identified in the planning scheme;
- (b) Water Services Association of Australia (WSAA) guidelines the *Water Act 2000*;
- (c) all Environmental Protection Agency (EPA) licence conditions; and
- (d) key design parameters identified in Table 4.4.2.1.

Table 4.4.2.1 – Key design parameters for the wastewater network

Infrastructure item	Design parameters
All (network)	Average dry weather flow (ADWF) - 230l/EP/day Peak wet weather flow (PWWF) - 5 x ADWF (1,150L/EP/day)
Pump stations	Emergency storage of 4 hrs @ ADWF for the gravitational component the flows arriving at the pump station. Installed pump capacity - 5 x ADWF (Single Duty)
Gravity sewers	Flows not to exceed 70% of pipe diameter to allow for ventilation and free air flow above the sewer Slope to achieve self-cleansing velocities

Infrastructure item	Design parameters
Rising mains	Minimum velocity 0.9 m/s (Preferred velocity 1.2m/s) Maximum velocity 2.0 m/s
Sewage treatment/ release	Existing and future EPA licence conditions

4.4.3 Stormwater[1]

(1) Collect and convey stormwater flows for both major 100 year and minor low flow year flood events (plus increased rainfall intensity as described in "increasing Queensland's resilience to inland flooding in a changing climate: final report on the Inland Flooding Study") from existing and future land use in a manner that protects life and does not cause nuisance or inundation of habitable rooms.

(2) Design the stormwater network to comply with Council's adopted standards identified in the planning scheme, which generally accord with the Queensland Urban Drainage Manual.

(3) For specific development ensure that the planning horizons for developments match the expected life of the asset and required AEP immunity as indicated in "Increasing Queensland's resilience to inland flooding in a changing climate: Final report on the Inland Flooding Study".

(4) Design road crossing structures to provide an appropriate level of flood immunity for a minimum 10 year flood event in accordance with Council's adopted standards identified in the planning scheme, subject to adequate overland flow paths existing downstream.

(5) Meet water quality objectives for receiving waters at all times.

(6) Design the water quality system to achieve the maximum desirable pollutant loads according to Queensland Government "Urban Stormwater Quality Planning Guidelines December 2010 Table 2.2" and Council's Stormwater Quality Management Plan.

(7) Design the water quality system to achieve the design objectives for management of stormwater quality – operational (post-construction) phase of development according to the Queensland Government "Urban Stormwater Quality Planning Guidelines December 2010 Table 2.3 and Figure 2.5" and Council's Stormwater Quality Management Plan.

4.4.4 Transport

4.4.4.1 Roads

(1) Provide a functional urban hierarchy that supports settlement patterns, commercial and economic activities, and freight movement achieving the following outcomes:

- (a) managed network of streets with clear physical distinctions between arterial routes and local streets based on function, legibility, convenience, traffic volume, vehicle speed, public safety and amenity;
- (b) minimal impact on residential communities by non-local traffic;
- (c) efficient freight transportation routes;
- (d) optimal connectivity which minimises community severance;
- (e) convenient linkages to activity centres such as schools, public transport stops and other destinations;
- (f) design capacity of roads based on the efficient movement of goods and people;
- (g) appropriate flood immunity.

[1] Drainage elements that form an inherent part of road infrastructure such as culverts and bridge structures can be included with road infrastructure network planning.

(2) Design the road network to comply with the following:

(a) adopted standards identified in the planning scheme;

(b) Austroads guides;

(c) the Department of Transport and Main Roads' Road Planning and Design Manual;

(d) maximum road volume to capacity ratios identified in Table 4.4.4.1.1; and

(e) maximum degree of saturation for intersections identified in Table 4.4.4.1.2.

Table 4.4.4.1.1 – Maximum volume to capacity ratios for the road network

Infrastructure item	Maximum volume to capacity ratio by land use	
	Residential	Non-residential
Arterial	0.85	0.85
Sub-arterial	0.85	0.85
Major collector	0.85	0.85

Table 4.4.4.1.2 – Maximum degree of saturation for road intersections

Road network item	Maximum degree of saturation[2]
Traffic signals	0.9
Roundabout	0.85
Priority controlled	0.8

4.4.4.2 Footpaths and cycle ways

(1) Plan footpaths and cycle ways to provide a safe, attractive and convenient network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives.

(2) Design footpaths and cycle ways to comply with the following:

(a) adopted standards identified in the planning scheme;

(b) Austroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths; and

(c) Cycling Aspects of Austroads Guides.

4.4.4.3 Public transport

(1) Ensure development accommodates the integration of public transport services.

(2) Provide bus stops including bus bays, shelters, seating and bus information systems in accordance with adopted standards identified in the planning scheme.

4.4.5 Public parks and land for community facilities

(1) Provide an accessible network of parks, open space, and community facilities that meets the needs of residents and visitors in accordance with the rate of provision identified in Table 4.4.5.1 and accessibility standards outlined in Table 4.4.5.2.

(2) Ensure land for public parks and community facilities has:

(a) minimum land size as identified in Table 4.4.5.3;

[2] Degree of saturation is a measurement of traffic volumes per lane

(b) configuration, slope, and acceptable level of flood immunity in accordance with adopted standards identified in the planning scheme;

(c) for public parks maximum area grades not to exceed 1:10;

(d) for community facilities flood immunity of the land to be a minimum of Q100; and

(e) for community facilities maximum areas/grades are not to exceed 1:10.

(3) Embellish public parks to complement the type and purpose of the public park as identified in Table 4.4.5.4.

(4) Parks should be functional and compliment other open space areas and adjoining land uses within Council.

(5) Facilities to incorporate provision for people with disabilities including paved footpaths from adjacent parking bays to all ability play equipment;

(6) Planting to be low maintenance varieties, native to the region. Parks to maximise retention of natural vegetation and landscape features, (e.g. natural watercourses or wooded hillsides/ridges); and

(7) Compliance with all environmental management plans and performance standards.

Table 4.4.5.1 – Rate of land provision for public parks and community facilities

Infrastructure item	Rate of provision (Ha/1000 people)	
	District	Local government–wide
Recreation park	1.4 ha	0.5 ha
Sport park	2.3 ha	0.6 ha
Land for community facilities	NA	NA

Table 4.4.5.2 – Accessibility standards for public parks and land for community facilities

Infrastructure item	Accessibility standard (km)	
	District	Local government–wide
Recreation park	Between 2 km and 5km from dwellings	15 km from dwelling
Sport park	Between 2 km and 5km from dwellings	15 km from dwelling
Land for community facilities	NA	NA

Source: Lambert Recreational Planning, "Infrastructure Planning for Public Parks and Community Land for Sport and Recreation", December 2004.

Table 4.4.5.3 – Size of public parks and land for community facilities

Infrastructure item	Minimum size (Ha)	
	District	Local government–wide
Recreation park	3.0 ha	10 ha
Sport park	5–10 ha	10 ha
Land for community facilities	NA	NA

Source: Lambert Recreational Planning, "Infrastructure Planning for Public Parks and Community Land for Sport and Recreation", December 2004.

Table 4.4.5.4 Standard facilities/embellishments for public parks

Embellishment type	Recreation parks		Sport parks	
	District	Local government–wide	District	Local government–wide
Water / tap	2 / park	2 / ha	2 / ha	2 / ha
Path / bikeways	200m / ha	100m / ha	200m / ha	200m / ha
Playground / activity area	1 large / park or multiple	Regional play space / park	0.5 / ha	1 / ha
Public amenities	0.25 / ha	0.125 / ha	0.25 / ha	0.125 / ha
Seating	2 / ha	1 / ha	2 / ha	2 / ha
Picnic tables	2 / ha	1 / ha	2 / ha	2 / ha
Barbeques	2 / ha	0	2 / ha	2 / ha
Parking	5 spaces / ha	5 spaces / ha	5 spaces / ha	5 spaces / ha
Fencing / bollards	Boundary >200m	Boundary >200m	Boundary >200m	Boundary >200m
Lighting	2 / ha	2 / ha	2 / ha	2 / ha

Source: Lambert Recreational Planning, "Infrastructure Planning for Public Parks and Community Land for Sport and Recreation", December 2004.

4.5 Plans for trunk infrastructure

(1) The Plans for trunk infrastructure (PFTI) identify the existing and proposed trunk infrastructure networks intended to service the assumed development at the desired standard of service stated in the PIP.

(2) The PFTIs are identified in Schedule 3.

4.5.1 Trunk infrastructure networks, systems and items

(1) Table 4.5.1.1 broadly outlines the trunk infrastructure networks, systems and items covered by the PIP.

(2) Landowners wishing to develop land affected by trunk infrastructure must include and incorporate a strategy for the delivery of that infrastructure in consultation with Council at development proposal stage.

Table 4.5.1.1 – Trunk infrastructure networks, systems and items

Network	System	Items
Water supply	Bulk supply	Water sources (including dams, bores and water extraction infrastructure) Bulk Supply Mains Major Pump Stations Water Treatment Facilities Balance Reservoirs, and Telemetry, instrumentation and associated monitoring systems
	Distribution	Distribution mains Local storage reservoirs Booster bulk pump stations Rechlorination facilities Bulk flow metering facilities
Wastewater	Reticulation	Gravity sewers, vacuum systems, positive pressure systems and associated manholes Sewage pump stations Odour control systems Rising mains Telemetry and Instrumentation
	Sewage Treatment	Sewage treatment plants Controlled release points Recycled water storage and pump stations Associated monitoring and control systems Recycled water network
Stormwater	Quantity	Natural waterways Overland flow paths/channels (natural and constructed) Piped drainage (including pipes, culverts, manholes, inlets and outlets) Exclude items that have been included in the road network. Detention and retention facilities

Network	System	Items
	Quality	Stormwater Quality Infrastructure Devices (SQIDs) Gross Pollutant Traps (GPTs) Constructed wetlands Riparian corridors Bio-retention facilities Bank stabilisation, erosion protection and revegetation Grassed swale drainage systems Access points to enable mosquito control programs
Transport	Local government and state controlled roads (separately identified)	Arterial roads, sub-arterial roads and major collector streets The local function of state controlled roads Associated intersections, traffic lights, lighting, bridges, culverts, kerb and channel, local street drainage, pedestrian footpaths and cycleways (within the road reserve), on road cycleways, basic revegetation.
	Public transport	Bus stops, shelters and route information Dedicated public transport corridors and associated infrastructure
	Off-road pathway	Cycleways and pedestrian pathways not within the road reserve Associated lighting, culverts, bridges, directional and information signage, surface marking
Public parks and land for community facilities	Public parks	Park embellishments including public amenities, playgrounds, fencing, bollards, on-site car parks, footpaths, cycleways, lighting, drink bubblers and taps, picnic tables, turf and irrigation, BBQs, sporting facilities, provision of services such as water and power Local Park[3] Lineal Park Dog off-leash areas Skate parks District Parks Multi use parks Foreshore Park District Sports / Recreation Parks Metropolitan Parks Regional Parks Community gardens
	Other community facilities	Land and basic works associated with the clearing of land and connection to services Neighbourhood Centre Branch Library Community Meeting Room Multi-purpose community hall or centre Youth centre Senior Citizens centre Performing Arts centre Swimming Pool

[3] Local Parks shown in the Plans for Trunk Infrastructure (PFTI) for Parks and Community Facilities are existing parks earmarked for upgrading to higher level parks.

Network	System	Items
		Cemetery Central Library Camping Area Museum Central Art Gallery Council Chambers

4.5.2 Trunk infrastructure mapping

(1) Plans identifying the existing and future trunk infrastructure for each infrastructure network are shown in Schedule 3.

4.5.3 Trunk infrastructure networks not provided within the PIA

(1) Not all premises within the PIA will be serviced by all networks of trunk infrastructure. Those areas not serviced are shown in Table 4.5.3.1.

Table 4.5.3.1 – Trunk infrastructure networks not provided within the PIA

Trunk Infrastructure Type	Affected Area	Scope of Variation to Service
Water Supply	NA	NA
Wastewater	NA	NA
Stormwater	Mirani and Marian PIA	No trunk stormwater extension proposed during the life of the PIP
	Sarina PIA	No trunk stormwater extension proposed during the life of the PIP
Transport	Mirani and Marian PIA	No trunk transport extension proposed during the life of the PIP
	Sarina PIA	Only Brooks Road proposed for upgrading during the life of the PIP No other trunk Road affected by PFTI areas proposed for upgrading
Public parks and land for community facilities	Mirani PIA	Local parks are to be provided by individual developments and are not considered trunk infrastructure. The proposed District Sports Park in Marian is also to be provided by the Developer and is therefore excluded from the future works.
Parks	Sarina PIA	Local parks are to be provided by individual developments and are not considered trunk infrastructure.

Table 4.5.3.2 – Reference Material [4]

Name of Map Group	Purpose of Map
Growth projections, planning assumptions and PIA (for all networks)	Australian Bureau of Statistics (2003). *C-Data 2001, Second Release.* Australian Bureau of Statistics, Canberra, 2003. Australian Bureau of Statistics (2007a). *Regional Population Growth, Australia and New Zealand, 2004-05*. Cat. No. 3218.0, ABS, Canberra. Australian Bureau of Statistics (2007b). *Age by sex count of persons, 2006 Census Population and Housing.* Cat No. 2068.0, ABS, Canberra. Australian Bureau of Statistics (2007c). *Number of persons by household by family composition, 2006 Census Population and Housing.* Cat No. 2068.0, ABS, Canberra. Australian Bureau of Statistics (2007d). *Tenure type by landlord type by family structure, 2006 Census Population and Housing.* Cat No. 2068.0, ABS, Canberra. Australian Bureau of Statistics (2007e). *Housing loan repayment (monthly) by number of persons usually resident, 2006 Census Population and Housing.* Cat No. 2068.0, ABS, Canberra. Australian Bureau of Statistics (2007f). *Rent (weekly) by landlord type, 2006 Census Population and Housing.* Cat No. 2068.0, ABS, Canberra. Australian Bureau of Statistics (2007g). *Gross household income (weekly) by household composition, 2006 Census Population and Housing.* Cat No. 2068.0, ABS, Canberra. Australian Bureau of Statistics (2007h). *Building Approvals Australia, June 2007*. Cat. No. 8731.0, ABS, Canberra. Cardno, "Mackay Population Model Report", July 2010. Cardno, "Sarina Population Model Report", February 2011. Cardno, "Mirani and Marian Population Model Report", February 2011. Commerce Queensland (2007). Commerce Queensland- St. George Pulse Survey of Business Conditions, June Quarter 2007. Commerce Queensland, website. Last accessed: 9 may, 2007. www.commerceqld.com.au Department of Employment and Workplace Relations (2006). *Small Area Labour Market Data.* Department of Employment and Workplace Relations, Canberra. Department of Local Government and Planning (2006). *Projected Resident Population, Queensland LGAs, 2001-2026*. Planning Information and Forecasting Unit, Department of Local Government and Planning, Brisbane.

[4] The documents identified in table 4.5.3.2 assist in the interpretation of the PIP, and are extrinsic material under the *Statutory Instruments Act 1992*.

Name of Map Group	Purpose of Map
	Department of State Development (2007a). Queensland Government: Department of State Development, website. Last accessed: 16 May, 2007. http://www.sd.qld.gov.au/dsdweb/v3/guis/templates/content/gui_cue_menu.cfm?id=245 Department of State Development (2007b). *Mackay Whitsunday: An Economic Powerhouse*. Department of State Development, Brisbane. Mackay Whitsunday Regional Economic Development Board (2007). *Mackay / Whitsunday Regional Economic Report.* Report prepared by AEC Group Ltd on behalf of MWREDC. Real Estate Institute of Queensland (2006). 'Median House Prices', *Queensland Property and Lifestyle Magazine,* Vol. 10-18. Real Estate Institute of Queensland (REIQ), Brisbane. RP Data (2007). *Queensland Sales History Database* [online]. RP Data Information Services, Brisbane. Office of Economic and Statistical Research (2006). *Index of Retail Prices in Regional Centres, May 2006*. Office of Economic and Statistical Research, Brisbane. Office of the Government Statistician (2004). *Queensland Regional Input-Output Tables: 1996/97*. Office of the Government Statistician, Queensland Government. Brisbane, Queensland. WHaMBROC (2006). *Whitsunday Hinterland and Mackay Regional Plan*. Whitsunday Hinterland and Mackay Bowen Regional Organisation of Councils, Mackay. Department of Local Government and Planning (2012): *Mackay, Isaac and Whitsunday Regional Plan (MIW Regional Plan)*, State of Queensland.
Water supply	Cardno MBK, Water Supply System Planning Report, (Sept 2007)
Sewerage	Cardno MBK Sewer Network Planning Report, (January 2008)
Stormwater	GHD - Kellys Road Catchment Stormwater Trunk Infrastructure Study (November 2007) Cardno Ullman and Nolan - Bakers Creek Stockroute Road East, Stormwater Trunk Infrastructure Study (June 2009) JWP - Bakers Creek South Mackay Main Drain (Sub-Catchment 3) Stormwater Trunk Infrastructure Study (March 2007) Cardno Ullman and Nolan - South West Mackay Main Drain Trunk Drainage Study (September 2006)
Transport	DTMR, MATM Results summary trip matrix (17th May 2010)

Name of Map Group	Purpose of Map
	GHD - Paget Area Road Network Study – Needs Assessment and Concept Development (October 2009) Eppell Olsen – Road hierarchy Levels and Objectives – Urban Area Tables (2003) Eppell Olsen – Mackay Four Level Road Hierarchy (August 2003) Drawing AO-01320 – Mackay Four Level Road Hierarchy (2006) Drawings – A3-3620, A3-3616, A3-3617, A3- 3618 – Collector and Local St Cross Sections (2006) Drawing – A3 4095 – Standard Service Corridor Cross Section (2007)
State-controlled roads	Capital Works Table from DTMR – PIPSCR Information (7th May 2010) Demand: MATM Results summary trip matrix (17th May 2010)

THIS PAGE LEFT INTENTIONALLY BLANK

Part 5 Tables of assessment

5.1 Preliminary

The tables in this part identify the category of development, and the category of assessment, assessment benchmarks for assessable development and the requirements for certain accepted development in the planning scheme area.

5.2 Reading the tables

The tables identify the following:

(1) the category of development:

- (a) prohibited;
- (b) accepted development, including accepted development subject to requirements; and
- (c) assessable development, that requires either code or impact assessment

(2) the category of assessment - code or impact - for assessable development in:

- (a) a zone and, where used, a precinct of a zone;
- (b) a local plan where used, and, where used, a precinct of a local plan; and
- (c) an overlay where used

(3) the assessment benchmark for assessable development, including:

- (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
- (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column)
- (c) if there is an overlay:
  - (i) whether an overlay code applies (shown in the table in section 5.10.1); or
  - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
- (d) any other applicable code(s) (shown in the 'assessment benchmarks' column)

(4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

Note – development will only be taken to be prohibited development under the planning scheme if it is identified as prohibited development in Schedule 10 of the Regulation.

Editor's note – examples of matters that can vary the category of assessment are gross floor area, height, numbers of people or precinct provisions.

5.3 Categories of development and assessment

5.3.1 Process for determining the category of development and the category of assessment for assessable development

The process for determining a category of development and category of assessment is:

(1) for a material change of use, establish the use by reference to the use definitions in Schedule 1.

(2) for all development, identify the following:

- (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2

(b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2; and

(c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.

(3) determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment. Determine if the development can not be made assessable development or is accepted development under schedules 6 and 7 of the Regulation, respectively

Editor's note – Schedule 6 of the Regulation prescribes development that a planning scheme can not state is assessable development where the matters identified in the schedule are met.

(4) determine if the development is assessable development under schedule 10 of the Regulation.

Editor's note- refer to section 5.4 (editor's note) for specific reference to the schedules of the Regulation applicable to the Mackay Region Planning Scheme for that development prescribed by the Regulation.

(5) if the development is not prescribed under schedules 6, 7 and 10 of the Regulation, determine the initial category of assessment by reference to the tables in:

- section 5.5 Categories of development and assessment – Material change of use
- section 5.6 Categories of development and assessment – Reconfiguring a lot
- section 5.7 Categories of development and assessment – Building work
- section 5.8 Categories of development and assessment – Operational work

(6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'Categories of development and assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8.

(7) if a local plan applies refer to the table(s) in section 5.9 Category of development and assessment – Local plans, to determine if the local plan changes the category of development or assessment for the zone.

(8) if a precinct of a local plan changes the category of development or assessment this will be shown in the 'Categories of development and of assessment' column of the table(s) in section 5.9.

(9) if an overlay applies, refer to section 5.10 Category of development and assessment – Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

(1) A material change of use is assessable development requiring impact assessment:

(a) unless the table of assessment states otherwise

(b) if a use is not listed or defined

(c) unless otherwise prescribed within the Act or the Regulation.

(2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.

(3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.

(4) Minor building work and minor building work – industry activities is accepted development, unless the tables of assessment state otherwise.

(5) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.

(6) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.

(7) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.

(8) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:

(a) accepted development subject to requirements prevails over accepted development

(b) code assessment prevails over accepted development where subject to requirements and accepted development

(c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

Note – where a development is comprised of a number of defined uses the highest category of development or assessment applies.

(9) Despite sub-subsection 5.3.2(5) and (8) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in zone or local plan.

(10) Provisions of Part 10 may override any of the above.

(11) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

Editor's note – Schedule 7 of the Regulation also identifies development that the state categorises as accepted development. Some development in the schedule may still be made assessable under the planning scheme.

(12) Despite all of the above, if development is listed as prohibited development under Schedule 10 of the Regulation, a development application can not be made.

Note – development is to be taken to be prohibited development under the planning scheme only if it is identified in Schedule 10 of the Regulation.

5.3.3 Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development

(1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.

(2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.

(3) The following rules apply in determining assessment benchmarks for each category of development and assessment:

(4) Code assessable development:

(a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column

(b) that occurs as a result of development becomes code assessable pursuant to clause 5.3.3(2), must:

(i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)

(ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1) other than those mentioned in sub-section 5.3.3(2)(c)

(c) that complies with:

(i) the purpose and overall outcomes of the code complies with the code

(ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;

(d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

Editor's note – Section 27 of the Regulation also identifies the matters that code assessment must have regard to.

(5) impact assessable development:

(a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)

(b) assessment has regard to the whole of the planning scheme, to the extent relevant

(c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Note – the first row of each table of assessment is to be checked to confirm if there are assessment benchmarks that commonly apply to general scenarios in the zone, local plan or overlay.

Note – The planning scheme prescribes that Adult stores are Impact assessment in all circumstances under Section 5.5, being part of Part 5 of the Mackay Region Planning Scheme. With the repeal of the State Planning Regulatory Provision (SPRP) (Adult Stores) 2010, Mackay Regional Council as assessment manager for Adult stores (as assessable development-impact assessment) against the planning scheme, will continue to give consideration to separation distances from sensitive uses as follows (being consistent with repealed provisions under the SPRP 9July 2010 Division 2(1.3)):

(a) The distance between the boundary of the land occupied by a sensitive use and the entrance of a proposed adult store is the greater of the following:
(i) more than 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or
(ii) more than 100 metres measured in a straight line.

Editor's note – Section 31 of the Regulation identifies the matters that impact assessment must have regard to.

5.4 Regulated categories of development and categories of assessment prescribed by the Regulation

Editor's note – The following schedules of the Regulation are relevant to the Mackay Region Planning Scheme:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
- Schedule 13 of the Regulation, Material Change of Use - Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot (one into two lots) and associated operational work requiring code assessment.

5.5 Categories of development and assessment – Material change of use

The following tables identify the categories of development and assessment for development in a zone for making a material change of use.

Table 5.5.1 – Community facilities zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Community facilities zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Cemetery	**Accepted development**	
	If involving an extension to an existing facility and undertaken by or on behalf of Mackay Regional Council	No assessment benchmarks apply
	Code assessment	
	If not accepted development	• Community facilities zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Childcare centre	**Code assessment**	
	All circumstances	• Community facilities zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Community facilities zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Health care services	**Code assessment**	
	All circumstances	• Community facilities zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Community facilities zone code • Market and roadside stall code
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Recreation activities	**Code assessment**	
	All circumstances	• Community facilities zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Residential care facility	**Code assessment**	
	All circumstances	• Community facilities zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Tourist park	**Code assessment**	
	If located within the Sarina Showgrounds site or Finch Hatton Showgrounds site	• Community facilities zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Telecommunications facility	**Code assessment**	
	All circumstances	• Community facilities zone code • Telecommunications facility code • General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.2 – Conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Conservation zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Community use	**Code assessment**	
	All circumstances	• Conservation zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	**Code assessment**	
	All circumstances	• Conservation zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Nature-based tourism	**Code assessment**	
	All circumstances	• Conservation zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Permanent plantation	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Conservation zone code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	Conservation zone code
Tourist park	**Code assessment**	
	All circumstances	• Conservation zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	**Accepted development**	
	If not impact assessment	Conservation zone code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.3 – District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	**Code assessment**	
	All circumstances	• District centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Caretaker's accommodation	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• District centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar; and • not a showroom involving a gross floor area of over 500m^2; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements or impact assessment	• District centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If a showroom involving a gross floor area of over 500m^2	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Childcare centre	**Code assessment**	
	All circumstances	• District centre zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• District centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• District centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Garden centre	**Code assessment**	
	All circumstances	• District centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• District centre zone code • Home-based business code
Hotel	**Code assessment**	
	All circumstances	• District centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Indoor sport and recreation	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be occupied by a non-residential use; and • complying with all requirements for accepted development	Recreation activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• District centre zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• District centre zone code • Market and roadside stall code
Multiple dwelling	**Code assessment**	
	If the site also accommodates existing or proposed centre activities or community activities	• District centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	All circumstances	• District centre zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Rooming accommodation	**Code assessment**	
	All circumstances	• District centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• District centre zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service industry	**Accepted development subject to requirements**	
	If: • within an existing building / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• District centre zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Service station	**Code assessment**	
	All circumstances	• District centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Short-term accommodation	**Code assessment**	
	All circumstances	• District centre zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Substation	**Code assessment**	
	If the input and/or output voltage is 66kV or less	• District centre zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Telecommunications facility	**Code assessment**	
	All circumstances	• District centre zone code • Telecommunications facility code • General development requirements code
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.4 – Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Car wash	**Code assessment**	
	All circumstances	• Emerging community zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Emerging community zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Code assessment**	
	All circumstances	• Emerging community zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Childcare centre	**Code assessment**	
	All circumstances	• Emerging community zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community activities	**Code assessment**	
	All circumstances	• Emerging community zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community residence	**Code assessment**	
	If not accepted development subject to requirements[1]	• Emerging community zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only Healthy waters code (section 9.4.3.1. identifies if the code applies)
Cropping	**Accepted development**	
	All circumstances	No assessment benchmarks apply

[1] Schedule 6, Part 2, of the Regulation sets out requirements for community residence to be accepted development subject requirements.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Dwelling house code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code	
	If not accepted development subject to requirements	• Emerging community zone code • Dwelling house code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Emerging community zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Hardware and trade supplies	**Code assessment**	
	All circumstances	• Emerging community zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Emerging community zone code • Home-based business code
Hotel	**Code assessment**	
	All circumstances	• Emerging community zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Emerging community zone code • Market and roadside stall code • General development requirements code
Multiple dwelling activities	**Code assessment**	
	All circumstances	• Emerging community zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	All circumstances	• Emerging community zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Recreation activities	**Code assessment**	
	All circumstances	• Emerging community zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Roadside stall	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	Emerging community zone code Market and roadside stall code
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Emerging community zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service station	**Code assessment**	
	All circumstances	• Emerging community zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Short-term accommodation	**Code assessment**	
	All circumstances	• Emerging community zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Substation	**Code assessment**	
	If the input and/or output voltage is 66kV or less	• Emerging community zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	**Code assessment**	
	All circumstances	• Emerging community zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies when the code)
Utility installation	**Accepted development**	
	If not code assessment	No assessment benchmarks apply
	Code assessment	
	If involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	• Emerging community zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.5 – High density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Code assessment**	
	All circumstances	• High density residential zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • only located on ground floor; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • located on the same site as multiple dwelling or short-term accommodation; and • located on ground floor only; and • not a bar; and • the total gross floor area of the proposed use is no more than 150m^2	• High density residential zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Childcare centre	**Code assessment**	
	All circumstances	• High density residential zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities	**Accepted development subject to requirements**	
	If: • not a place of worship; • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use other than sales office; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • located on the same site as multiple dwelling or short-term accommodation; and • located on ground floor only; • the total gross floor area of the proposed use is no more than 150m^2	• High density residential zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Community residence	**Code assessment**	
	If not accepted development subject to requirements[2]	• High density residential zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only Healthy waters code (section 9.4.3.1. identifies if the code applies)
Dwelling house	**Accepted development[3]**	
	All circumstances	No assessment benchmarks apply
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply

[2] Schedule 6, Part 2, of the Regulation sets out requirements for community residence to be accepted development subject requirements.

[3] Overlays may identify a Dwelling house as assessable development. Refer to Section 5.10 Categories of development and Assessment – Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• High density residential zone code • Home-based business code
Multiple dwelling	**Code assessment**	
	All circumstances	• High density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Port service	**Code assessment**	
	All circumstances	• High density residential zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Rooming accommodation	**Code assessment**	
	All circumstances	• High density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• High density residential zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only Healthy waters code (section 9.4.3.1. identifies if the code applies)
Short-term accommodation	**Code assessment**	
	All circumstances	• High density residential zone code • Short-term accommodation zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.6 – High impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Aquaculture	**Code assessment**	
	If all fish growing areas are contained, and all handling, processing, packing and storage is carried out within, an enclosed building/s	• High impact industry zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Car wash	**Code assessment**	
	If not located within the sugar mill precinct (precinct no. HI1)	• High impact industry zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Caretaker's accommodation	**Code assessment**	
	All circumstances	• High impact industry zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Educational establishment	**Code assessment**	
	If: • involving the provision of training exclusively and specifically related to industry activities and other uses of an industrial nature; and • not located within the sugar mill precinct (precinct no. HI1)	• High impact industry zone code • Industry activities zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Emergency services	**Code assessment**	
	All circumstances	• High impact industry zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	**Code assessment**	
	If: • not located within the sugar mill precinct (precinct no. HI1); and • the total gross floor area is not more than 150m^2	• High impact industry zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Impact assessment	
	If not accepted development	The planning scheme
Industry activities	**Accepted development**	
	If development constitutes minor building work – industrial activities	No assessment benchmarks apply
	Code assessment	
	If: • not special industry and not located within the sugar mill precinct (precinct no. HI1); or • special industry directly associated with sugar mill operations and located within the sugar mill precinct (precinct no. HI1); or • special industry (other than sugar mill) that is not located within: - the sugar mill precinct (precinct no. HI1); and - a minimum 1,500 metres from a residential zone or existing sensitive land use	• High impact industry zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If not accepted development or code assessment	The planning scheme
Major electricity infrastructure	**Code assessment**	
	All circumstances	• High impact industry zone code • General development requirements code
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	If not located within the sugar mill precinct (precinct no. HI1)	• High impact industry zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Sales office	**Accepted development subject to requirements**	
	If: • not within the sugar mill precinct (precinct no. HI1); and • complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • not within the sugar mill precinct (precinct no. HI1); and • not accepted development subject to requirements	• High impact industry zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Service station	**Code assessment**	
	If not within the sugar mill precinct (precinct no. HI1)	• High impact industry zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Shop	**Code assessment**	
	If: • not located within the sugar mill precinct (precinct no. HI1); and • the total gross floor area is not more than 150m^2	• High impact industry zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Substation	**Code assessment**	
	All circumstances	• High impact industry zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Telecommunications facility	**Code assessment**	
	All circumstances	• High impact industry zone code • Telecommunications facility code • General development requirements code
Utility installation	**Accepted development**	
	If not code assessment or impact assessment	No assessment benchmarks apply
	Code assessment	
	If not located in the sugar mill precinct (precinct no. HI1) and involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	• High impact industry zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If located within the sugar mill precinct (precinct no. HI1) and involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.7 – Industry investigation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	**Code assessment**	
	All circumstances	• Industry investigation zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Animal husbandry	**Accepted development**	
	If not code assessment	No assessment benchmarks apply
	Code assessment	
	If involving a roofed building with a gross floor area of over 100m^2	Industry investigation zone code
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Industry investigation zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Car wash	**Code assessment**	
	All circumstances	• Industry investigation zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Cropping	**Accepted development**	
	If not code assessment	No assessment benchmarks apply
	Code assessment	
	If involving a roofed building with a gross floor area of over 100m^2	• Industry investigation zone code • General development requirements code
Educational establishment	**Code assessment**	
	If involving the provision of training exclusively and specifically related to industry activities and other uses of an industrial nature	• Industry investigation zone code • Industry activities zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Emergency services	**Code assessment**	
	All circumstances	• Industry investigation zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	**Code assessment**	
	If the total gross floor area is not more than 150m^2	• Industry investigation zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Hardware and trade supplies	**Code assessment**	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
High impact industry	**Code assessment**	
	If located within the: • Boundary Road east precinct (precinct no. II1); or • Marian precinct (precinct no. II4); or • Paget south precinct (precinct no. II5); or • Sarina precinct (precinct no. II6)	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; • involving home-based childcare	No assessment benchmarks apply
	Impact assessment	
	If not accepted development	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation	**Code assessment**	
	If located within the: • Cowleys Road precinct (precinct no. II2); or • Glenella precinct (precinct no. II3); or • Marian precinct (precinct no. II4); or • Sarina precinct (precinct no. II6)	• Industry investigation zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Low impact industry	**Code assessment**	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Major electricity infrastructure	**Code assessment**	
	All circumstances	• Industry investigation zone code • General development requirements code
Medium impact industry	**Code assessment**	
	If located within the: • Boundary Road east precinct (precinct no. II1); or • Marian precinct (precinct no. II4); or • Paget south precinct (precinct no. 16); or • Sarina precinct (precinct no. II6)	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Outdoor sales	**Code assessment**	
	If located within the: • Cowleys Road precinct (precinct no. II2); or • Glenella precinct (precinct no. II3); or • Marian precinct (precinct no. II4); or • Sarina precinct (precinct no. II6)	• Industry investigation zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	All circumstances	• Industry investigation zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Research and technology industry	**Code assessment**	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Roadside stall	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Industry investigation zone code • Market and roadside stall code
Sales office	**Code assessment**	
	All circumstances	• Industry investigation zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service industry	**Code assessment**	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Service station	**Code assessment**	
	All circumstances	• Industry investigation zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Special industry	**Code assessment**	
	If located: • within the: – Marian precinct (precinct no. II4); or – Paget south precinct (precinct no. II5); or – Sarina precinct (precinct no. II6); and • a minimum of 1,500 metres from an existing residential zone and sensitive land use	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Substation	**Code assessment**	
	All circumstances	• Industry investigation zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Telecommunications facility	**Code assessment**	
	All circumstances	• Industry investigation zone code • Telecommunications facility code • General development requirements code
Transport depot	**Code assessment**	
	If located within the: • Marian precinct (precinct no. II4); or • Paget south precinct (precinct no. II5); or • Sarina precinct (precinct no. II6)	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Utility installation	**Accepted development**	
	If not code assessment	No assessment benchmarks apply
	Code assessment	
	If involving: • mail depot; • sewerage treatment plant; or • waste (refuse) management facilities	• Industry investigation zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Warehouse	**Code assessment**	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.8 – Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	**Code assessment**	
	All circumstances	• Local centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Caretaker's accommodation	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Local centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements and not a showroom	• Local centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Childcare centre	**Code assessment**	
	All circumstances	• Local centre zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities	**Accepted development subject to requirements**	
	If: • not a hospital; and • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements or not a hospital	• Local centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Local centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Garden centre	**Code assessment**	
	All circumstances	• Local centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Local centre zone code • Home-based business code
Hotel	**Code assessment**	
	All circumstances	• Local centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Indoor sport and recreation	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Recreation activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Local centre zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Local centre zone code • Market and roadside stall code
Multiple dwelling	**Code assessment**	
	If the site also accommodates existing or proposed centre activities or community activities	• Local centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Outdoor sales	**Code assessment**	
	If: • only involving vehicle hire premises; and • located at Mackay Marina local centre	• Local centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	All circumstances	• Local centre zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Port service	**Code assessment**	
	If located at Mackay Marina local centre	• Local centre zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Rooming accommodation	**Code assessment**	
	If the site also accommodates centre activities or community activities	• Local centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Local centre zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; • complying with all requirements for accepted development.	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Local centre zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Service station	**Code assessment**	
	All circumstances	• Local centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Short-term accommodation	**Code assessment**	
	If located at Mackay Marina local centre	• Local centre zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Telecommunications facility	**Code assessment**	
	All circumstances	• Local centre zone code • Telecommunications facility code • General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.9 – Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Low density residential zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • only located on ground floor; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar, food and drink outlet or showroom; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Impact assessment	
	If not accepted development subject to requirements	The planning scheme
Childcare centre	**Code assessment**	
	All circumstances	• Low density residential zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community activities	**Accepted development subject to requirements**	
	If: • not a place of worship; and • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use other than sales office; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Impact assessment	
	If not accepted development subject to requirements	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community residence	**Code assessment**	
	If not accepted development subject to requirements[4]	• Low density residential zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Dual occupancy	**Code assessment**	
	All circumstances	• Low density residential zone code • Multiple dwelling activities code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Dwelling house	**Accepted development[5]**	
	All circumstances	No assessment benchmarks apply
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Low density residential zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply

4 Schedule 6, Part 2, of the Regulation sets out requirements for community residence to be accepted development subject requirements.

5 Overlays may identify a Dwelling house as assessable development. Refer to Section 5.10 Categories of development and Assessment – Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Low density residential zone code • Home-based business code
Multiple dwelling	**Code assessment**	
	If complying with: • the maximum building height provisions of the zone code (Table 6.2.9.3.A – Acceptable outcome AO5.1); and • the maximum plot ratio provisions of the zone code (Table 6.2.9.3.A – Acceptable outcome AO5.2)	• Low density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Retirement facility	**Code assessment**	
	If complying with: • the maximum building height provisions of the zone code (Table 6.2.9.3.A – Acceptable outcome AO5.1); and • the maximum plot ratio provisions of the zone code (Table 6.2.9.3.A – Acceptable outcome AO5.2)	• Low density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Low density residential zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Tourist park	**Code assessment**	
	If involving an extension to an existing tourist park	• Low density residential zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.10 – Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	**Code assessment**	
	All circumstances	• Low impact industry zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Car wash	**Code assessment**	
	All circumstances	• Low impact industry zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Low impact industry zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Educational establishment	**Code assessment**	
	If involving the provision of training exclusively and specifically related to industry activities and other uses of an industrial nature	• Low impact industry zone code • Industry activities zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Emergency services	**Code assessment**	
	All circumstances	• Low impact industry zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	**Code assessment**	
	If the total gross floor area is not more than 150m^2	• Low impact industry zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hardware and trade supplies	**Code assessment**	
	All circumstances	• Low impact industry zone code • Industry activities zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Indoor sport and recreation	**Code assessment**	
	All circumstances	• Low impact industry zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Low impact industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be occupied by a non-residential use; and • not involving a car repair workshop; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Major electricity infrastructure	**Code assessment**	
	If not impact assessment	• Low impact industry zone code • General development requirements code
	Impact assessment	
	If within 100 metres of a site within a Residential zone	The planning scheme
Marine industry	**Code assessment**	
	All circumstances	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Outdoor sales	**Code assessment**	
	All circumstances	• Low impact industry zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	All circumstances	• Low impact industry zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Research and technology industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Low impact industry zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not accepted development subject to requirements	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Service station	**Code assessment**	
	All circumstances	• Low impact industry zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Substation	**Code assessment**	
	If not impact assessment	• Low impact industry zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If: • if the input and/or output voltage is more than 66kV; and • the proposed substation is within 100 metres of a site within a Residential zone	The planning scheme
Telecommunications facility	**Code assessment**	
	All circumstances	• Low impact industry zone code • Telecommunications facility code • General development requirements code
Tourist park	**Code assessment**	
	If involving an extension to an existing tourist park	• Low impact industry zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies when the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Transport depot	**Code assessment**	
	If only involving the storage of: • vehicles associated with a taxi service; or • B99 or smaller vehicles	• Low impact industry zone code • Industry activities code • General development requirements code
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	**Accepted development**	
	If not code assessment or impact assessment	No assessment benchmarks apply
	Code assessment	
	If involving mail depot	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If involving: • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Warehouse	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.11 – Major centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	**Code assessment**	
	All circumstances	• Major centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Caretaker's accommodation	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	• Caretaker's accommodation and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Major centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Major centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Childcare centre	**Code assessment**	
	All circumstances	• Major centre zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Major centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Major centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Garden centre	**Code assessment**	
	All circumstances	• Major centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Major centre zone code • Home-based business code
Hotel	**Code assessment**	
	All circumstances	• Major centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Indoor sport and recreation	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Recreation activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Major centre zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major sport, recreation and entertainment facility	**Accepted development**	
	If involving extensions to an existing facility that increase patron[6] capacity by 20% or less	No assessment benchmarks apply
	Code assessment	
	If not accepted development	• Major centre zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Major centre zone code • Market and roadside stall code
Multiple dwelling	**Code assessment**	
	If the site also accommodates existing or proposed centre activities or community activities	• Major centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Outdoor sales	**Code assessment**	
	All circumstances	• Major centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Outdoor sport and recreation	**Code assessment**	
	All circumstances	• Major centre zone code • Recreation facilities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	All circumstances	• Major centre zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

[6] Refer to Schedule 1 for definition of "Patron".

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rooming accommodation	**Code assessment**	
	All circumstances	• Major centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Major centre zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Major centre zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Service station	**Code assessment**	
	All circumstances	• Major centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Short-term accommodation	**Code assessment**	
	All circumstances	• Major centre zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Substation	**Code assessment**	
	If the input and/or output voltage is 66kV or less	• Major centre zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.12 – Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Medium density residential zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • only located on ground floor; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar, food and drink outlet or showroom; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Impact assessment	
	If not accepted development subject to requirements	The planning scheme
Childcare centre	**Code assessment**	
	All circumstances	• Medium density residential zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community activities	**Accepted development subject to requirements**	
	If: • not a place of worship; and • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use other than sales office; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Impact assessment	
	If not accepted development subject to requirements	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community residence	**Code assessment**	
	If not accepted development subject to requirements[7]	• Medium density residential zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Dual occupancy	**Code assessment**	
	If located within the Low-medium density precinct (precinct no. MD1) or General medium density precinct (precinct no. MD2)	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	If not code assessment	The planning scheme
Dwelling house	**Accepted development[8]**	
	All circumstances	No assessment benchmarks apply
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Medium density residential zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Home-based business	**Accepted development**	

	If:
	• occupying a floor area of 30m^2 or less and the activity does not involve:
	  - employees on the site that do not also reside in the dwelling; and
	  - customers or clients visiting the site; or
	• involving home-based childcare
		No assessment benchmarks apply

7 Schedule 6, Part 2, of the Regulation sets out requirements for community residence to be accepted development subject requirements.

8 Overlays may identify a Dwelling house as assessable development. Refer to Section 5.10 Categories of development and Assessment – Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Medium density residential zone code • Home-based business code
Multiple dwelling	**Code assessment**	
	All circumstances	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Residential care facility	**Code assessment**	
	All circumstances	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Rooming accommodation	**Code assessment**	
	If located within the: • General medium density precinct (precinct no. MD2); or • Multi-storey medium density precinct (precinct no. MD3)	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Retirement facility	**Code assessment**	
	All circumstances	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Medium density residential zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Short-term accommodation	**Code assessment**	
	If: • located within the Multi-storey medium density precinct (precinct no. MD3); or • an extension to an existing short-term accommodation use	• Medium density residential zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Tourist park	**Code assessment**	
	If involving an extension to an existing tourist park	• Medium density residential zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.13 – Mixed use zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	**Code assessment**	
	If located in the Fringe commercial precinct (precinct no. MX2)	• Mixed use zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Car wash	**Code assessment**	
	If located in the Fringe commercial precinct (precinct no. MX2)	• Mixed use zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Mixed use zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • within an existing / approved part of the building previously or approved to be occupied by a centre activity; and • not a bar; and • not a shopping centre in the Fringe commercial precinct (precinct no. MX2); and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements or impact assessment	• Mixed use zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If a bar or shopping centre in the Fringe commercial precinct (precinct no. MX2)	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Childcare centre	**Code assessment**	
	If not impact assessment	• Mixed use zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If located on a site that has frontage to Sydney Street or Juliet Street	The planning scheme
Community activities	**Accepted development subject to requirements**	
	If: • within an existing / approved part of the building previously or approved to be occupied by a non-residential use; and • not a hospital; and • not emergency services in the Amenity and convenience precinct (precinct no. MX1); and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Mixed use zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community residence	**Accepted development subject to requirements**	
	If: • complying with all requirements for accepted development; and • not located on a site that has frontage to Sydney Street or Juliet Street	Schedule 6, Part 2, 6(b)-6(e) of the Regulation
	Code assessment	
	If not accepted development subject to requirements or impact assessment	• Mixed use zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	If located on a site that has frontage to Sydney Street or Juliet Street	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	**Code assessment**	
	If: • located within the Fringe commercial precinct (precinct no. MX2); and • not located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Multiple dwelling activities code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	If not code assessment	The planning scheme
Dwelling house	**Accepted development subject to requirements**	
	If: • complying with all requirements for accepted development; • located within the Fringe commercial precinct (precinct no. MX2); and • not located on a site that has frontage to Sydney Street or Juliet Street	Dwelling house code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • located within the Fringe commercial precinct (precinct no. MX2); and • not located on a site that has frontage to Sydney Street or Juliet Street; and • not accepted development subject to requirements	• Mixed use zone code • Dwelling house code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Mixed use zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Garden centre	**Code assessment**	
	If located in the Fringe commercial precinct (precinct no. MX2)	• Mixed use zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Hardware and trade supplies	**Code assessment**	
	If: • the use does not include a retail shop open to the general public[9]; and • located within the Fringe commercial precinct (precinct no. MX2)	• Mixed use zone code • Industry activities zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Mixed use zone code • Home-based business code
Hotel	**Code assessment**	
	If located within the Amenity and convenience precinct (precinct no. MX1)	• Mixed use zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

[9] "Hardware and trade supplies" that does include retail shop open to the general public is considered a "Centre activity"

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation	**Accepted development subject to requirements**	
	If located within the Fringe commercial precinct (precinct no. MX2) and: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development.	Recreation activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If located within the Fringe commercial precinct (precinct no. MX2) and: • not within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; or • not accepted development subject to requirements	• Mixed use zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Low impact industry	**Accepted development subject to requirements**	
	If located on a site that has frontage to Sydney Street or Juliet Street and: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development.	• Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If located on a site that has frontage to Sydney Street or Juliet Street and: • not within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; or • not accepted development subject to requirements	• Mixed use zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Multiple dwelling	**Code assessment**	
	If not located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Outdoor sales	**Code assessment**	
	If located in the Fringe commercial precinct (precinct no. MX2)	• Mixed use zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	If located in the Fringe commercial precinct (precinct no. MX2)	• Mixed use zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Research and technology industry	**Accepted development subject to requirements**	
	If located on a site that has frontage to Sydney Street or Juliet Street and: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	• Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If located on a site that has frontage to Sydney Street or Juliet Street and: • not within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; or • not accepted development subject to requirements	• Mixed use zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Residential care facility	**Code assessment**	
	If: • located within the Fringe commercial precinct (precinct no. MX2); and • not located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Retirement facility	**Code assessment**	
	If not located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Rooming accommodation	**Code assessment**	
	If not located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Mixed use zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service industry	**Accepted development subject to requirements**	
	If located in the Fringe commercial precinct (precinct no. MX2) and: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	• Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If located in the Fringe commercial precinct (precinct no. MX2) and: • not within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; or • not accepted development subject to requirements	• Mixed use zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service station	**Code assessment**	
	If located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Short-term accommodation	**Code assessment**	
	If not located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Substation	**Code assessment**	
	If: • the input and/or output voltage is 66kV or less; and • located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Telecommunications facility	**Code assessment**	
	If located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Telecommunications facility code • General development requirements code
	Impact assessment	
	If not code assessment	The planning scheme
Transport depot	**Code assessment**	
	If located on a site that has frontage to Sydney Street or Juliet Street and only involving the storage of: • vehicles associated with a taxi service; or • B99 or smaller vehicles	• Mixed use zone code • Industry activities code • General development requirements code
	Impact assessment	
	If not code assessment	The planning scheme
Utility installation	**Accepted development**	
	If not code assessment or impact assessment	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If involving a mail depot located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If involving: • mail depot located on a site that does not have frontage to Sydney Street or Juliet Street; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Warehouse	**Accepted development subject to requirements**	
	If located on a site that has frontage to Sydney Street or Juliet Street and: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If located on a site that has frontage to Sydney Street or Juliet Street and: • not within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; or • not accepted development subject to requirements	• Mixed use zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.14 – Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	**Code assessment**	
	If involving an extension to an existing car wash	• Neighbourhood centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	• The planning scheme
Caretaker's accommodation	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Childcare centre	**Code assessment**	
	All circumstances	• Neighbourhood centre zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Club	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community care centre	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community residence	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Schedule 6, Part 2, 6(b)-6(e) of the Regulation
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Community use	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	**Code assessment**	
	All circumstances	• Neighbourhood centre zone code • Multiple dwelling activities code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Dwelling house	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Dwelling house code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Dwelling House Code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Educational establishment	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Emergency services	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • complying with all requirements for accepted development; and • not involving 'drive-through' facilities	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements or impact assessment	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If involving 'drive-through' facilities	The planning scheme
Garden centre	**Code assessment**	
	All circumstances	• Neighbourhood centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Health care services	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Neighbourhood centre zone code • Home-based business code
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Market and roadside stall code
Multiple dwelling	**Code assessment**	
	All circumstances	• Neighbourhood centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Retirement facility	**Code assessment**	
	All circumstances	• Neighbourhood centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Service station	**Code assessment**	
	If involving an extension to an existing service station	• Neighbourhood centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	• The planning scheme
Shop	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	been previously, or is approved to be, occupied by a centre activity; and • complying with all requirements for accepted development	development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Shopping centre	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.15 – Open space zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Open space zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Community use	**Code assessment**	
	All circumstances	• Open space zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	**Code assessment**	
	All circumstances	• Open space zone code • Centre activities codes • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Open space zone code • Market and roadside stall code
Nature-based tourism	**Code assessment**	
	All circumstances	• Open space zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Outdoor sport and recreation	**Accepted development**	
	If: • undertaken by or on behalf of Mackay Regional Council; or • involving extensions to an existing facility not more than 25% increase in total participant / spectator capacity	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not accepted development	• Open space zone code • Recreation facilities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Permanent plantations	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Telecommunications facility	**Code assessment**	
	All circumstances	• Open space zone code • Telecommunications facility code • General development requirements code
Tourist park	**Code assessment**	
	If an extension to an existing tourist park	• Open space zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Utility installation	**Accepted development**	
	If not code assessment or impact assessment	No assessment benchmarks apply
	Code assessment	
	• If involving sewerage treatment plant or waste (refuse) management facility undertaken by or on behalf of Council	• Open space zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If involving • mail depot or waste (refuse) management facility undertaken by an entity / entities other than Council; or • sewerage treatment plant undertaken by an entity / entities other than Council and with a design capacity of more than 100 Equivalent Persons	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.16 – Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	**Code assessment**	
	All circumstances	• Principal centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Caretaker's accommodation	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Principal centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Principal centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Childcare centre	**Code assessment**	
	All circumstances	• Principal centre zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Principal centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Principal centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Principal centre zone code • Home-based business code
Hotel	**Code assessment**	
	All circumstances	• Principal centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Indoor sport and recreation	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; • complying with all requirements for accepted development	Recreation activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Principal centre zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Major sport, recreation and entertainment facility	**Accepted development**	
	If involving extensions to an existing facility that increase patron[10] capacity by 20% or less	No assessment benchmarks apply
	Code assessment	
	If not accepted development	• Principal centre zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Principal centre zone code • Market and roadside stall code

[10] "Patron" includes any person who attends the facility for an event. Therefore, patrons can include spectators, delegates, sporting competitors, performers, officials, employees and other types of participants.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling	**Code assessment**	
	All circumstances	• Principal centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Outdoor sport and recreation	**Accepted development**	
	If involving extensions to an existing facility not more than 25% increase in total participant / spectator capacity	No assessment benchmarks apply
	Code assessment	
	If not accepted development	• Principal centre zone code • Recreation facilities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	All circumstances	• Principal centre zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Rooming accommodation	**Code assessment**	
	All circumstances	• Principal centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Principal centre zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service industry	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; • complying with all requirements for accepted development	Industry activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Principal centre zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Service station	**Code assessment**	
	All circumstances	• Principal centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Short-term accommodation	**Code assessment**	
	All circumstances	• Principal centre zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Substation	**Code assessment**	
	If the input and/or output voltage is 66kV or less	• Principal centre zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.17 – Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	**Code assessment**	
	If on a site that adjoins, or is within 50 metres of land within the township zone	• Rural zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Animal husbandry	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Animal keeping	**Accepted development subject to requirements**	
	If: • involving stables or wildlife refuge; and • not located within the Investigation area precinct (precinct no. RU1)	Intensive rural activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • not involving stables or wildlife refuge; and • not located within the Investigation area precinct (precinct no. RU1)	• Rural zone code • Intensive rural activities code • General development requirements code
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Aquaculture	**Code assessment**	
	If: • not located within the Investigation area precinct (precinct no. RU1); and • the fish growing area and any ancillary operation areas are 100 metres or more from an existing sensitive land use on an adjoining or nearby site; and	• Rural zone code • Intensive rural activities code • General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	• involving a facility that grows fish in: - a recirculating tank based system with an area of 50m^2 or less; or - ponds or above ground tanks with a total surface area or 5ha or less	
	Impact assessment	
	If not code assessment	The planning scheme
Bulk landscape supplies	**Code assessment**	
	If on a site that adjoins or is within 1 kilometre of land within an urban zone	• Rural zone code • Outdoor business activities code • General development requirements code
	Impact assessment	
	If not code assessment	The planning scheme
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Rural zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Cropping	**Accepted development**	
	If not involving forestry for wood production	No assessment benchmarks apply
	Accepted development subject to requirements	
	If: • involving forestry for wood production; and • complying with all requirements for accepted development	Schedule 13 of the Regulation
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Rural zone code • Forestry for wood production code
Dwelling house	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Dwelling house code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not accepted development subject to requirements	• Rural zone code • Dwelling house code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Emergency services	**Code assessment**	
	All circumstances	• Rural zone code • Community uses code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Extractive industry	**Code assessment**	
	If: • not located within the Investigation area precinct (precinct no. RU1); and • involving the extraction of 5,000 tonnes or less of material per annum; and • not involving blasting or the use of crushing plant	• Rural zone code • Extractive industry code • General development requirements code
	Impact assessment	
	If not code assessment	The planning scheme
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Rural zone code • Home-based business code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Intensive animal industry	**Accepted development**	
	If: • not located within the Investigation area precinct (precinct no. RU1); and • involving: - a poultry and egg production farm involving 20 poultry or less, or - a piggery involving 5 pigs or less; or - a feedlot involving 20 cattle (or other hard-hoofed animal) or less	No assessment benchmarks apply
	Code assessment	
	If: • not located within the Investigation area precinct (precinct no. RU1); and • involving: - a poultry and egg production farm involving between 21 and 500 poultry; or - a piggery involving between 6 and 21 pigs; or - a feedlot involving between 21 and 150 cattle (or other hard-hoofed animal)	• Rural zone code • Intensive rural activities code • General development requirements code
	Impact assessment	
	If not accepted development or code assessment	The planning scheme
Intensive horticulture	**Code assessment**	
	If not located within the Investigation area precinct (precinct no. RU1)	• Rural zone code • Intensive rural activities code • General development requirements code
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Nature based tourism	**Code assessment**	
	If: • involving not more than 25 accommodation rooms; and • providing accommodation for not more than 60 guests[11]	• Rural zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Park	**Code assessment**	
	All circumstances	No assessment benchmarks apply
Permanent plantations	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Roadside stall	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Rural zone code • Market and roadside stall code
Rural industry	**Code assessment**	
	All circumstances	• Rural zone code • General development requirements code
Rural workers accommodation	**Code assessment**	
	All circumstances	• Rural zone code • Caretaker's accommodation and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Rural zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only

[11] The number of accommodation rooms and number of guests thresholds do not include accommodation facilities provided for the manager or other employees.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Short-term accommodation	**Code assessment**	
	If involving a farm stay: • with not more than 10 accommodation rooms; and • providing accommodation for not more than 30 guests[12]	• Rural zone code • Short-term accommodation code • General development requirements code
	Impact assessment	
	If not code assessment	The planning scheme
Substation	**Code assessment**	
	If the input and/or output voltage is 66kV or less	• Rural zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Telecommunications facility	**Code assessment**	
	All circumstances	• Rural zone code • Telecommunications facility code • General development requirements code
Tourist park	**Code assessment**	
	If involving not more than 50 caravan or camping sites	• Rural zone code • Tourist park and relocatable home park code • General development requirements code
	Impact assessment	
	If not code assessment	The planning scheme
Utility installation	**Accepted development**	
	If not code assessment or impact assessment	No assessment benchmarks apply
	Code assessment	
	If involving sewerage treatment plant or waste (refuse) management facility undertaken by or on behalf of Council	• Rural zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

[12] The number of accommodation rooms and number of guests thresholds do not include accommodation facilities provided for the manager or other employees.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If involving: • mail depot or waste (refuse) management facility undertaken by an entity / entities other than Council; or • sewerage treatment plant undertaken by an entity / entities other than Council and with a design capacity of more than 100 Equivalent Persons	The planning scheme
Wholesale nursery	**Accepted development**	
	If not code assessment	• No assessment benchmarks apply
	Code assessment	
	If involving buildings or structures (including green-house / netting structures) that exceed: • a maximum area that is the lesser of 20% of the total site area or 2,000m^2; or • a maximum height of 8.5 metres	• Rural zone code • General development requirements code
Winery	**Code assessment**	
	All circumstances	• Rural zone code • General development requirements code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.18 – Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Rural residential zone code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	Rural residential zone code
Community residence	**Code assessment**	
	If not accepted development subject to requirements[13]	• Rural residential zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Cropping	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Rural residential zone code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	Rural residential zone code
Dwelling house	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Dwelling house code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Rural residential zone code • Dwelling house code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply

[13] Schedule 6, Part 2, of the Regulation sets out requirements for community residence to be accepted development subject requirements.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Rural residential zone code • Home-based business code
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Roadside stall	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Rural residential zone code • Market and roadside stall code
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Rural residential zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or • waste (refuse) management facilities	The planning scheme
Wholesale nursery	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Rural residential zone code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Rural residential zone code • General development requirements code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.19 – Special purpose zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Major electricity infrastructure	**Code assessment**	
	All circumstances	• Special purpose zone code • General development requirements code
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Renewable energy facility	**Code assessment**	
	If not involving a wind farm	• Special purpose zone code • General development requirements code
	Impact assessment	
	If not code assessment	• Special purpose zone code • General development requirements code
Substation	**Code assessment**	
	If not impact assessment	• Special purpose zone code • General development requirements code
	Impact assessment	
	If: • if the input and/or output voltage is more than 66kV; and • the proposed substation is within 100 metres of a site within a Residential zone	The planning scheme
Telecommunications facility	**Code assessment**	
	All circumstances	• Special purpose zone code • Telecommunications facility code • General development requirements code
Utility installation	**Accepted development**	
	If not code assessment	No assessment benchmarks apply
	Code assessment	
	If not undertaken by or on behalf of Mackay Regional Council and involving: • mail depot; or • sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or • waste (refuse) management facilities	• Special purpose zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation

Editor's note – Development on strategic port land at the Port of Mackay and Port of Hay Point is regulated by applicable land use plans under the *Transport Infrastructure Act 1994* and at Mackay Airport under the *Airport Assets (Restructuring and Disposal) Act 2008*. Development on the urban development area at Bedford Road, Andergrove is regulated under the *Urban Land Development Authority Act 2007.*

Editor's note – In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency.

Table 5.5.20 – Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Code assessment**	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Community residence	**Accepted development subject to requirements**	
	If: • in the Tavern precinct (precinct no. SC2); and • complying with all requirements for accepted development	Schedule 6, Part 2, 6(b)-6(e) of the Regulation
	Code assessment	
	If: • in the Tavern precinct (precinct no. SC2); and • not accepted development subject to requirements	• Specialised centre zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	All circumstances	No assessment benchmarks apply
Dual occupancy	**Code assessment**	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Multiple dwelling activities code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	If not code assessment	The planning scheme
Dwelling house	**Accepted development subject to requirements**	
	If: • in the Tavern precinct (precinct no. SC2); and • complying with all requirements for accepted development	Dwelling house code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • in the Tavern precinct (precinct no. SC2); and • not accepted development subject to requirements	• Specialised centre zone code • Dwelling house code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Dwelling unit	**Accepted development subject to requirements**	
	If: • in the Tavern precinct (precinct no. SC2); and • complying with all requirements for accepted development	• Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • in the Tavern precinct (precinct no. SC2); and • not accepted development subject to requirements	• Specialised centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Hardware and trade supplies	**Code assessment**	
	If in the Showrooms and hardware precinct (precinct no. SC1)	• Specialised centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	If not accepted development or code assessment	• Home-based business code • Specialised centre zone code
Hotel	**Code assessment**	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Market	**Accepted development subject to requirements**	
	If: • in the Tavern precinct (precinct no. SC2); and • complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • in the Tavern precinct (precinct no. SC2); and • not accepted development subject to requirements	• Specialised centre zone code • Market and roadside stall code
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Multiple dwelling	**Code assessment**	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Outdoor business activities	**Code assessment**	
	If in the Showrooms and hardware precinct (precinct no. SC1)	• Specialised centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Retirement facility	**Code assessment**	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Sales office	**Accepted development subject to requirements**	
	If: • in the Tavern precinct (precinct no. SC2); and • complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • in the Tavern precinct (precinct no. SC2); and • not accepted development subject to requirements	• Specialised centre zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme
Showroom	**Code assessment**	
	If in the Showrooms and hardware precinct (precinct no. SC1)	• Specialised centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Telecommunications facility	**Code assessment**	
	All circumstances	• Specialised centre zone code • Telecommunications facility code • General development requirements code
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.21 – Sport and recreation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Sport and recreation zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Club	**Code assessment**	
	All circumstances	• Sport and recreation zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community use	**Code assessment**	
	All circumstances	• Sport and recreation zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Major sport, recreation and entertainment facility	**Accepted development**	
	If: • involving extensions to an existing facility that increase patron[14] capacity by 20% or less; and • the site does not adjoin land within a residential zone	No assessment benchmarks apply
	Code assessment	
	If not accepted development	• Sport and recreation zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Sport and recreation zone code • Market and roadside stall code

[14] Refer to Schedule 1 for definition of "Patron".

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Parking station	**Code assessment**	
	All circumstances	• Sport and recreation zone code • Parking station code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Recreation activities	**Accepted development**	
	If undertaken by or on behalf of Mackay Regional Council	No assessment benchmarks apply
	Accepted development subject to requirements	
	If: • involving extensions to an existing facility not more than: - 25% increase in the total participant, spectator and employee capacity of outdoor sport and recreation, or - 25% increase in the total GFA of indoor sport and recreation; • complying with all requirements for accepted development	Recreation activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development of accepted development subject to requirements	• Sport and recreation zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Telecommunications facility	**Code assessment**	
	All circumstances	• Sport and recreation zone code • Telecommunications facility code • General development requirements code
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or • waste (refuse) management facilities	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.22 – Tourism zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Tourism zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	**Code**	
	All circumstances	• Tourism zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Tourism zone code • Market and roadside stall code
Nature-based tourism	**Code**	
	All circumstances	• Tourism zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Resort complex	**Accepted development**	
	If involving alterations or additions that increase the total gross floor area by not more than 10%	No assessment benchmarks apply
	Code assessment	
	If not accepted development	• Tourism zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Tourism zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Short-term accommodation	**Code assessment**	
	All circumstances	• Tourism zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Tourist park	**Code assessment**	
	All circumstances	• Tourism zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Utility installation	**Accepted development**	
	If not code assessment or impact assessment	No assessment benchmarks apply
	Code assessment	
	If involving a sewerage treatment plant: • undertaken by or on behalf of Council; or • with a design capacity of more than 100 Equivalent Persons	• Tourism zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If involving: • mail depot; or • waste (refuse) management facilities	The planning scheme
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the" Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

Table 5.5.23 – Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	**Code assessment**	
	All circumstances	• Township zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Car wash	**Code assessment**	
	All circumstances	• Township zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Caretaker's accommodation	**Code assessment**	
	All circumstances	• Township zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Centre activities	**Accepted development subject to requirements**	
	If: • only located on ground floor; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar or food and drink outlet; and • complying with all requirements for accepted development	Centre activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not a bar and: • not entirely located on ground floor; or • not within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; or • a food and drink outlet; or • not accepted development subject to requirements	• Township zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not accepted development subject to requirements or code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Childcare centre	**Code assessment**	
	All circumstances	• Township zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community activities	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use; and • complying with all requirements for accepted development	Community activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Township zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Community residence	**Code assessment**	
	If not accepted development subject to requirements[15]	• Township zone code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Dwelling house	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Dwelling house code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Township zone code • Dwelling house code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only

[15] Schedule 6, Part 2, of the Regulation sets out requirements for community residence to be accepted development subject requirements.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Township zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Environment facility	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Garden centre	**Code assessment**	
	All circumstances	• Township zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Home-based business	**Accepted development**	
	If: • occupying a floor area of 30m^2 or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; and - customers or clients visiting the site; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Home-based business code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development or accepted development subject to requirements	• Township zone code • Home-based business code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hotel	**Code assessment**	
	If involving an extension to an existing hotel use	• Township zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme
Indoor sport and recreation	**Accepted development subject to requirements**	
	If: • within an existing / approved building that has been previously, or is approved to be occupied by a recreation activity; and • complying with all requirements for accepted development	Recreation activities code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Township zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Market	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Township zone code • Market and roadside stall code
Multiple dwelling activities	**Code assessment**	
	If complying with: • the maximum building height provision of the zone code (Table 6.2.23.3.A – Acceptable outcome AO11.1); and • the maximum density provision of the zone code (Table 6.2.23.3.A – Acceptable outcome AO11.2)	• Township zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
	Impact assessment	
	If not code assessment	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Outdoor sport and recreation	**Code assessment**	
	All circumstances	• Township zone code • Recreation facilities code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Park	**Accepted development**	
	All circumstances	No assessment benchmarks apply
Roadside stall	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Market and roadside stall code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Township zone code • Market and roadside stall code
Sales office	**Accepted development subject to requirements**	
	If complying with all requirements for accepted development	Sales office code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If not accepted development subject to requirements	• Township zone code • Sales office code • General development requirements code – provisions in the "utility and infrastructure services" and "Flooding" subsections only
Service station	**Code assessment**	
	All circumstances	• Township zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Short-term accommodation	**Code assessment**	
	All circumstances	• Township zone code • Short-term accommodation code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)
Tourist park	**Code assessment**	
	All circumstances	• Township zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies if the code applies)

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	**Accepted development**	
	If not impact assessment	No assessment benchmarks apply
	Impact assessment	
	If involving: • mail depot; or • sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or • waste (refuse) management facilities	The planning scheme
Wholesale nursery	**Code assessment**	
	All circumstances	• Township zone code • General development requirements code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.6 Categories of development and assessment – Reconfiguring a lot

The following table identify the categories of development and assessment for reconfiguring a lot.

Table 5.6.1 – Reconfiguring a lot

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	**Accepted development**	
	If: • Schedule 6, Part 4, Item 21 of the Regulation; or • the reconfiguration is for the purposes of a utility installation or other municipal facility undertaken by or on behalf of Mackay Regional Council	No assessment benchmarks apply
	Code assessment	
	If not accepted development	• Relevant zone code • Reconfiguring a lot code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies when the code applies)

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.7 Categories of development and assessment – Building work

There is no building work regulated under the planning scheme in respect to zones. Building work is however regulated under 5.10 Categories of development and assessment – Overlays (Table 5.10.1) where triggering an assessment under the Heritage and neighbourhood character overlay.

Note – under Table 5.10.1, building works where on a site triggering the Heritage and neighbourhood character overlay is assessable development under the following nominated circumstances;

(a) BW (including minor building work) where involving external extensions visible from a public road or public open space;
(b) BW where involving the demolition of any part of a building that is not visible from a public road or public open space;
(c) BW where involving:
- the total demolition of a building; or
- the demolition of any part of a building visible from a public road or public open space

5.8 Categories of development and assessment – Operational work

The following table identify the categories of development and assessment for operational work.

Table 5.8.1 – Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All zones	**Accepted development**	
	Operational works for placing an advertising device associated with a home-based business[16]	No assessment benchmarks apply
	Operational work for undertaking works in, on, over or under premises that materially affects the premises or their use when undertaken by a public sector entity	No assessment benchmarks apply
	Undertaking roadworks on a road to provide access to a lot (driveway crossovers)	No assessment benchmarks apply
	Accepted development subject to requirements	
	Operational works for placing an advertising device on premises, if: • not within the open space zone or a residential zone; and • complying with all requirements for accepted development	Advertising devices code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	Operational works for placing an advertising device on premises, if not accepted development subject to requirements	Advertising devices code
	Operational work where associated with a reconfiguration of a lot	• Zone code • General development requirements code
	Operational work for car parking and vehicle circulation where the area of the carpark and associated vehicle circulation area is more than 200m^2	• Zone code • General development requirements code

[16] Home-based business (HBB) signage is addressed by the Home-based business code and it is not intended to duplicate process in this section. In a number of zones, a code assessable MCU application is triggered if a proposed HBB sign does not comply with the relevant Acceptable Outcomes of the Home-based business code, please refer to the table of assessment for each zone for more detail.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Operational work involving waste water discharge from an urban purpose	• General development requirements code • Healthy waters code (section 9.4.3.1. identifies when the code applies)
Key urban areas[17] and township zones	**Code assessment**	
	Operational work for the excavation or filling of land if: • the proposed works involve more than 20m^3 or more than 200mm in depth; or • the proposed works, combined with previously undertaken excavation or filling, exceeds 20m^3 or 200mm in depth	• Zone code • General development requirements code • Healthy waters code (section 9.4.3.1. identifies when the code applies)
Rural residential zone	**Code assessment**	
	Operational work for the excavation or filling of land if: • the proposed works involve more than 200m^3 within 50m from a property boundary, or • the proposed works involve more than 500m^3; or • the proposed works, combined with previously undertaken excavation or filling, exceed: - 200m^3 if within 50m of a property boundary; or - 500m^3	• Zone code • General development requirements code
All other zones[18], including rural zone	**Accepted development subject to requirements**	
	Operational work for the excavation or filling of land if: • the proposed works involve 500m^3 or less or are 100m or more from a property boundary • the proposed works, combined with previously undertaken excavation or filling, involve 500m^3 or less	General development requirements code

[17] Refer to Schedule 1 for definition of "Key urban area"
[18] Zones that are not within the key urban areas, township zone or rural residential zone

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	Operational work for the excavation or filling of land if: • the proposed works involve more than 500m^3 and are within 100m from any property boundary • the proposed works, combined with previously undertaken excavation or filling, exceed 500m^3 within 100m from a boundary	• Zone code • General development requirements code
Accepted development		
Any other operational work not listed in this table, or less than the thresholds identified in the Categories of development and assessment column.		

Editor's note – The above categories of development and assessment apply unless otherwise prescribed in the Regulation.

5.9 Categories of development and assessment – Local plans

The following table identifies the categories of development and assessment for development in the Mackay city centre local plan.

Table 5.9.1 – Mackay city centre local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for: • **Caretaker's accommodation;** • **Short-term accommodation**	**Impact assessment**	
	If located within the: • education mixed use precinct (precinct no. CC3); and • civic precinct (precinct no. CC5)	The planning scheme
Bar	**Accepted development subject to requirements**	
	If: • located: – within the city core precinct (precinct no. CC1); and – within an existing building and the podium level/s; and • complying with all requirements for accepted development	Mackay city centre local plan code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • not accepted development subject to requirements; and • located within the city core precinct (precinct no. CC1)	• Principal centre zone code • Mackay city centre local plan code • Centre activities code • General development requirements code
Centre activities	**Code assessment**	
	If located within the education mixed use precinct (precinct no. CC3) and: • food and drink outlet • health care services • office • shop • shopping centre • theatre • veterinary service	Mackay city centre local plan code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If: • function facility located within the education mixed use precinct (precinct no. CC3); or • funeral parlour located within the education mixed use precinct (precinct no. CC3), civic precinct (precinct no. CC5) and exhibition/events precinct (precinct no. CC4); or • hardware and trade supplies (if involving a retail shop open to the general public only) located within the education mixed use precinct (precinct no. CC3), civic precinct (precinct no. CC5) and exhibition / events precinct (precinct no. CC4); or • health care services located within the civic precinct (precinct no. CC5) and exhibition/events precinct (precinct no. CC4); or • office located within the exhibition/events precinct (precinct no. CC4); or • shop located within the civic precinct (precinct no. CC5) and exhibition/events precinct (precinct no. CC4); or • shopping centre located within the civic precinct (precinct no. CC5) and exhibition/ events precinct (precinct no. CC4); or • showroom located within the education mixed use precinct (precinct no. CC3), civic precinct (precinct no. CC5) and exhibition/events precinct (precinct no. CC4); or	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	• theatre located within the exhibition/events precinct (precinct no. CC4); or • veterinary service located within the city core precinct (precinct no. CC1), civic precinct (precinct no. CC5) and exhibition/ events precinct (precinct no. CC4)	
Childcare centre	**Impact assessment**	
	If located within the exhibition /events precinct (precinct no. CC4)	The planning scheme
Community activities	**Code assessment**	
	If located within the education mixed use precinct (precinct no. CC3) and: • community care centre • community use • emergency services • place of worship	Mackay city centre local plan code
	Impact assessment	
	If: • community care centre located within the civic precinct (precinct no. CC5) and exhibition/events precinct (precinct no. CC4); or • educational establishment located within the exhibition/ events precinct (precinct no. CC4); or • emergency services located within the civic precinct (precinct no. CC5) and exhibition/events precinct (precinct no. CC4); or • place of worship located within the civic precinct (precinct no. CC5) and exhibition/events precinct (precinct no. CC4)	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for: • **Dwelling unit;** • **Rooming accommodation;** • **Multiple dwelling;** • **Sales office**	**Impact assessment**	
	If located within the: • education mixed use precinct (precinct no. CC3); and • exhibition/events precinct (precinct no. CC4); and • civic precinct (precinct no. CC5)	The planning scheme
Hotel	**Accepted development subject to requirements**	
	If: • located within the city core precinct (precinct no. CC1); and • within: – an existing building; and – the podium level/s; and • where not short-term accommodation; and • complying with all requirements for accepted development	Mackay city centre local plan – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • not accepted development subject to requirements; and • located within the city core precinct (precinct no. CC1)	• Principal centre zone code • Mackay city centre local plan code • Centre activities code • General development requirements code
	Impact assessment	
	If located within the exhibition/events precinct (precinct no. CC4)	The planning scheme
Landing	**Code assessment**	
	All circumstances	• Relevant zone code • Mackay city centre local plan code • Ship-sourced pollutants reception facilities code • General development requirements code
MCU for: • **Indoor sport and recreation;** • **Service industry**	**Impact assessment**	
	If located within the: • exhibition/events precinct (precinct no. CC4); and • civic precinct (precinct no. CC5)	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major sport, recreation and entertainment facility	**Impact assessment**	
	If located within the education mixed use precinct (precinct no. CC3)	The planning scheme
Nightclub entertainment facility	**Accepted development subject to requirements**	
	If: • located within the city core precinct (precinct no. CC1); and • within: – an existing building; – the podium level/s or no higher than the second Categories of development and a building; and • complying with all requirements for accepted development	Mackay city centre local plan code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment	
	If: • not accepted development subject to requirements; and • located within the city core precinct (precinct no. CC1)	• Principal centre zone code • Mackay city centre local plan code • Centre activities code • General development requirements code
Outdoor sport and recreation	**Impact assessment**	
	If located within the: • city core precinct (precinct no. CC1); and • city mixed use precinct (precinct no. CC2)	The planning scheme
Parking station	**Impact assessment**	
	If located within the education mixed use precinct (precinct no. CC3)	The planning scheme
Service station	**Impact assessment**	
	If located within the city core precinct (precinct no. CC1), education mixed use precinct (precinct no. CC3), exhibition/events precinct (precinct no. CC4) or civic precinct (precinct no. CC5)	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	**Code assessment**	
	If located within the exhibition/events precinct (precinct no. CC4)	• Principal centre zone code • Mackay city centre local plan code • Tourist park and relocatable home park code • General development requirements code

5.10 Categories of development and assessment – Overlays

The following table identifies where an overlay changes the category of development and assessment from that stated in a zone or local plan and the relevant assessment benchmarks.

Note: Further to 5.3.2(8) and (9), unless otherwise specified overlays can elevate but not reduce the category of development and assessment set under the relevant Tables of assessment – material change of use for each zone (5.5), reconfiguration of a lot table (5.6), building work table (5.7) (not currently in use), operational work table (5.8) or local plan table (5.9). For example:

- development will be code assessable if identified as accepted development subject to requirements under the relevant zone (MCU) and code assessment under a relevant overlay
- development will be impact assessable if identified as impact assessment under the relevant zone (MCU) and code assessment under a relevant overlay (in this instance, the overlay becomes relevant to the assessment of the application).

Table 5.10.1 – Assessment benchmarks for overlays

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Acid sulfate soils overlay		
MCU for all uses except: • animal husbandry • cropping • dual occupancy • dwelling house • dwelling unit • environment facility • home-based business • market • park • permanent plantation • roadside stall	Code assessment if: • within "land at or below 5m AHD" or "land above 5m AHD and below 20m AHD" and excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5 metres AHD; or • within "land at or below 5m AHD" and filling with 500m^3 or more of material with an average depth of 0.5 metre or greater	Acid sulfate soils overlay code
ROL where increasing the total number of lots by 2 or more and OW	Code assessment if: • within "land at or below 5m AHD" or "land above 5m AHD and below 20m AHD" and excavating or otherwise removing 100m^3 or more of soil or sediment at or below 5 metres AHD; or • within "land at or below 5m AHD" and filling with 500m^3 or more of material with an average depth of 0.5 metre or greater	Acid sulfate soils overlay code
Agricultural land overlay		
MCU for permanent plantation if the plantation area is more than 2ha	Code assessment if on land identified as "Locally important agricultural area"	Agricultural land overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for all other uses except: • animal husbandry • caretaker's accommodation • cropping • dwelling house • dwelling unit • environment facility • home-based business • intensive animal industry • market • park • roadside stall • rural workers' accommodation • utility installation where undertaken by or on behalf of Mackay Regional Council	Code assessment if on land identified as: • "Agricultural land classification class A and B"; or • "Agricultural land classification class A and B buffer"; or • "Locally important agricultural area"; or • "Locally important agricultural area buffer"	Agricultural land overlay code
ROL	Code assessment if on land identified as: • "Agricultural land classification class A and B"; or • "Agricultural land classification class A and B buffer"; or • "Locally important agricultural area"; or • "Locally important agricultural area buffer"	Agricultural land overlay code
OW for excavation or filling of land if greater than 500m^3	Code assessment if on land identified as: • "Agricultural land classification class A and B"; or • "Locally important agricultural area"	Agricultural land overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Airport environs overlay		
MCU, ROL and OW (not including OW identified as Accepted development or accepted development subject to requirements in section 5.9)	Code assessment if within: • an aviation facility "building restriction area – zone A"[19]; or • "public safety area"; or • "lighting management area" and involves: - lighting in straight parallel lines with a length between 500 and 1,000 metres; or - flare plumes; or - reflective cladding; or - upward shining lights; or - flashing lights; or - sodium lights	Airport environs overlay code
MCU for: • childcare centre • community care centre • community residence • dual occupancy • dwelling house • dwelling unit • educational establishment • health care services • hospital • multiple dwelling • office • relocatable home park • residential care facility • retirement facility • rooming accommodation • short-term accommodation • tourist park	Code assessment if within the "20 ANEF noise contour" or greater noise contours	Airport environs overlay code

[19] Refer to the SPP Guideline for Strategic airports and aviation facilities, June 2016 Appendix 3 (diagrams for each type of aviation facility) to confirm whether development in areas mapped as "Zone A/B" is high enough to be considered within Zone A.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for: • animal husbandry involving: - stables, - stock handling or slaughtering, or - pig production, • animal keeping involving: - stables, or - wildlife outside enclosures, • aquaculture, • cropping involving fruit tree or turf farm production, • industrial activities involving food handling or processing, • intensive animal industry involving: - stock handling or slaughtering, or - pig production, or • major sport and recreation facility involving stables • tourist attraction where involving a zoo	Code assessment if within “wildlife hazard buffer zone - 8km”	Airport environs overlay code
MCU or BW (if not also assessable as an MCU) for built structures with a height exceeding the obstacle limitation surface	Code assessment	Airport environs overlay code
MCU for uses involving: • the emission of airborne particulates (including smoke, dust, ash or steam) • the disposal of putrescible waste	Impact assessment if within “wildlife hazard buffer zone - 13km”	The planning scheme
ROL including a street/s that has: • a straight section with a length of between 500 and 1000 metres; • street lighting	Impact assessment if within “lighting management area”	The planning scheme
OW that generate gaseous plumes or airborne particulates	Code assessment if within “wildlife hazard buffer zone - 13km”	Airport environs overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Biodiversity overlay		
MCU for all defined uses except: • animal husbandry • cemetery • cropping • dwelling house • environment facility • home-based business • market • park • permanent plantation • roadside stall • utility installation	Code assessment if within: • "environmentally significant vegetation" • "wildlife habitat" • "waterways" • "wetlands" • "waterway buffers" • "wetlands buffers"	Biodiversity overlay code
ROL	Code assessment if: • within "environmentally significant vegetation" • "wildlife habitat" • "waterways" • "wetlands" • "waterway buffers" • "wetlands buffers"	Biodiversity overlay code
OW if earthworks or filling involving the displacement of soil more than: • 200mm deep/high; • 50m^3 total volume	Code assessment if: • within "environmentally significant vegetation" • "wildlife habitat" • "waterways" • "wetlands" • "waterway buffers" • "wetlands buffers"	Biodiversity overlay code
Bushfire hazard overlay		
MCU for: • adult store • agricultural supplies store • brothel • centre activities • childcare centre • community activities • community residence • detention facility • extractive industry • home-based business where involving bed and breakfast accommodation	Code assessment if within the: • "very high bushfire hazard area"; or • "high bushfire hazard area"; or • "medium bushfire hazard area"; or • "within 100m of a bushfire hazard area"	Bushfire hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
• hotel • industry activities • major electricity infrastructure • major sport, recreation and entertainment facility • multiple dwelling activities • nightclub entertainment facility • non-resident workforce accommodation • outdoor business activities • relocatable home park • resort complex • rural industry • service station • short-term accommodation • substation • telecommunications facility • tourist attraction • tourist park • utility installation (other than utility installation undertaken by or on behalf of Mackay Regional Council); • winery		
ROL	Code assessment if within the: • "very high bushfire hazard area"; or • "high bushfire hazard area"; or • "medium bushfire hazard area"; or • "within 100m of very high bushfire hazard area" • "within 100m of high bushfire hazard area" • "within 50m of medium bushfire hazard area"	Bushfire hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Extractive resources and high impact activities overlay		
MCU for: • Childcare centre • Community care centre • Community residence • Dual occupancy • Educational establishment • Health care services • Hospital • Multiple dwelling • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Short-term accommodation • Tourist park	Code assessment if within any of the following: • Key resource area (KRA) "processing area" or "separation area"; or • 100 metres of a KRA "transport route"; or • "High impact activity" or "high impact activity buffer"; or • "Non-KRA quarry" or "Non-KRA quarry buffer"	Extractive resources and high impact activities overlay code
MCU for Dwelling house on a property with an area greater than 5,000m^2	Code assessment if: • within a KRA "processing area" or "separation area" • within a "High impact activity" or "high impact activity buffer" • "Non-KRA quarry" or "non-KRA quarry buffer"	Extractive resources and high impact activities overlay code
MCU for High impact industry where involving concrete batching or asphalt manufacturing	Code assessment if within a KRA "processing area"[20]	Extractive resources and high impact activities overlay code
ROL	Code assessment if within any of the following: • KRA "processing area" or "separation area"; or • 100 metres of a "KRA transport route"; or • "High impact activity" or "high impact activity buffer"; or • "Non–KRA quarry" or "non-KRA quarry buffer"	Extractive resources and high impact activities overlay code

[20] The text on page 5 - 116 (at the start of Part 5.10) regarding categories of development and assessment in overlays not being able to reduce categories of development and assessment does not apply in this instance. In this instance, the Categories of development and assessment is reduced from impact assessment to code assessment.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Flood and coastal hazards overlay		
MCU for: • dwelling house • dual occupancy • dwelling unit	Accepted development subject to requirements if: • within the "area affected by 1% AEP flood event" or "area affected by 0.2% AEP flood event"; and • complying with all requirements for accepted development	Flood and coastal hazards overlay code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
MCU for: • dwelling house • dual occupancy • dwelling unit	Code assessment if: • within the "area affected by 1% AEP flood event" or "area affected by 0.2% AEP flood event"; and • not accepted development subject to requirements	Flood and coastal hazards overlay code
MCU for all defined uses except: • animal husbandry • cropping • cemetery • dwelling house • dual occupancy • dwelling unit • environment facility • home-based business • market • park • permanent plantation • roadside stall • utility installation • non-residential uses within an existing building.	Code assessment if within the: • "area affected by 1% AEP flood event"; or • "area affected by 0.2% AEP flood event"; or • "storm tide inundation area"	Flood and coastal hazards overlay code
ROL	Code assessment if within the: • "area affected by 1% AEP flood event"; or • "area affected by 0.2% AEP flood event"; or • "storm tide inundation area"	Flood and coastal hazards overlay code
OW involving filling where: • outside of the building envelope of a proposed building; • net fill exceeds 50m^3	Code assessment if within the: • "area affected by 1% AEP flood event"; or • "area affected by 0.2% AEP flood event"; or • "storm tide inundation area"	Flood and coastal hazards overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for all uses except: • animal husbandry • cropping • dwelling house • environment facility • home-based business • market • park • permanent plantation • roadside stall • utility installation • new uses within an existing building	Code assessment if within the "erosion prone area"	Flood and coastal hazards overlay code
ROL and OW (not including OW identified as Accepted development or accepted development subject to requirements in section 5.9)	Code assessment if within the "erosion prone area"	Flood and coastal hazards overlay code
Heritage and neighbourhood character overlay		
MCU for all defined uses except: • animal husbandry; • centre activities within an existing building identified as "local heritage place" involving internal works only; • cropping; • environment facility; • home-based business; • hotel within an existing building identified as "local heritage place" involving internal works only; • market; • nightclub entertainment facility within an existing building identified as "local heritage place" involving internal works only; • park; • roadside stall	Code assessment[21] if within or adjoining a property identified as "local heritage place"	Heritage and neighbourhood character overlay

[21] Notwithstanding the identified categories of development and assessment, development is not assessable if an exemption certificate is issued in accordance with the *Queensland Heritage Act 1992*.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for all defined uses except: • home-based business; • environment facility; • market; • park; • roadside stall	Code assessment if within a "neighbourhood character area"	Heritage and neighbourhood character overlay
MCU for extension to dwelling house	Accepted development subject to requirements if: • within a neighbourhood character area; and • complying with all requirements for accepted development	Heritage and neighbourhood character overlay – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
	Code assessment if not accepted development subject to requirements	Heritage and neighbourhood character overlay
ROL	Code assessment if within or adjoining a property identified as "local heritage place"	Heritage and neighbourhood character overlay
OW (not including OW identified as Accepted development or accepted development subject to requirements in section 5.9)	Code assessment if: • within or adjoining a property identified as "local heritage place"; or • within a "neighbourhood character area"	Heritage and neighbourhood character overlay
BW (including minor building work) where involving external extensions visible from a public road or public open space	Code assessment if within or adjoining a property identified as "local heritage place"	Heritage and neighbourhood character overlay
BW where involving the demolition of any part of a building that is not visible from a public road or public open space	Code assessment if within a property identified as "local heritage place"	Heritage and neighbourhood character overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
BW where involving: • the total demolition of a building; or • the demolition of any part of a building visible from a public road or public open space	Impact assessment if within a property identified as "local heritage place"	The planning scheme
Landscape character and image corridor overlay		
MCU for all defined uses except: • animal husbandry • cemetery • cropping • dwelling house • environment facility • home-based business • market • park • permanent plantation • roadside stall • new uses within an existing building	Code assessment if: • within a "landscape character area"; or • on land adjoining an "image corridor"	Landscape character and image corridor overlay code
ROL	Code assessment if: • within a "landscape character area"; or • on land adjoining an "image corridor"	Landscape character and image corridor overlay code
OW if earthworks or filling involving the displacement of soil more than: • 200mm deep/high; • 50m^3 total	Code assessment if: • within a "landscape character area"; or • on land within 10 metres of an "image corridor"	Landscape character and image corridor overlay code
Landslide hazard overlay		
MCU for dwelling house, dwelling unit, dual occupancy, caretaker's accommodation, rural worker's accommodation	Accepted development subject to requirements if: • within the "landslide hazard area"; • complying with all requirements for accepted development	Landslide hazard overlay code – all acceptable outcomes in the "Accepted development subject to requirements and assessable development" section
MCU for dwelling house, dwelling unit, dual occupancy, caretaker's accommodation, rural worker's accommodation	Code assessment if: • within the "landslide hazard area"; • not accepted development subject to requirements	Landslide hazard overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for all uses, except: • animal husbandry • cemetery • cropping • environment facility • home-based business • market • park • roadside stall • telecommunications facility	Code assessment if within the "landslide hazard area"	Landslide hazard overlay code
ROL	Code assessment if within the "landslide hazard area"	Landslide hazard overlay code
OW involving earthworks if involving excavation or filling more than $50m^3$ (other than the placement of less than 200mm high of topsoil)	Code assessment if within the "landslide hazard area"	Landslide hazard overlay code
Regional infrastructure overlay		
MCU for all uses except: • environment facility • major electricity infrastructure • park • substation • utility installation	Code assessment if within "regional electricity infrastructure" or "substation"	Regional infrastructure overlay
MCU for all uses except: • environment facility • park • utility installation	Code assessment if within "railway infrastructure"	Regional infrastructure overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for all uses except: • animal husbandry • cropping • dwelling house • dwelling unit • environment facility • home-based business • major electricity infrastructure • market • park • permanent plantation • roadside stall • substation • utility installation	Code assessment if within: • "proximate to regional electricity infrastructure"; or • "proximate to a substation"; or • "proximate to railway infrastructure"; or • "regional irrigation area"	Regional infrastructure overlay
ROL	Code assessment if within: • "regional electricity infrastructure"; or • "substation"; or • "railway infrastructure"; or • "regional irrigation area"; or • "proximate to regional electricity infrastructure"; or • "proximate to a substation"; or • "proximate to railway infrastructure"	Regional infrastructure overlay
Residential densities overlay		
MCU for a new[22]: • Dwelling house • Dual occupancy	Impact assessment if on land identified as "strategic residential density area"	The planning scheme

Note – some overlays may only be included for information purposes. This may result in no change to the categories of development and assessment or assessment benchmarks in the planning scheme.

22 The overlay does not apply to extension of existing Dwelling houses and Dual occupancies.

THIS PAGE LEFT INTENTIONALLY BLANK

Part 6 Zones

6.1 Preliminary

(1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.

(2) Zones are mapped and included in Schedule 2.

(3) The categories of development and assessment for development in a zone are in Part 5.

(4) Assessment benchmarks for zones are contained in a zone code.

(5) A precinct may be identified for part of a zone.

(6) Precinct provisions are contained in the zone code.

(7) Each zone code identifies the following:

- (a) the purpose of the code;
- (b) the overall outcomes that achieve the purpose of the code;
- (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
- (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
- (e) the performance and acceptable outcomes for the precinct.

(8) The following are the zone codes for the planning scheme:

- (a) Community facilities zone code
- (b) Conservation zone code
- (c) District centre zone code
- (d) Emerging community zone code
  - (i) Alexandra Street precinct (precinct no. EC1)
  - (ii) Andergrove lakes precinct (precinct no. EC2)
  - (iii) Mirani precinct (precinct no. EC3)
  - (iv) Northern Beaches south precinct (precinct no. EC4)
  - (v) Ooralea precinct (precinct no. EC5)
  - (vi) Sarina north precinct (precinct no. EC6)
  - (vii) Shoal Point–Bucasia precinct (precinct no. EC7)
  - (viii) Walkerston precinct (precinct no. EC8)
- (e) High density residential zone code
- (f) High impact industry zone code
  - (i) Sugar mill precinct (precinct no. HI1)
  - (ii) Air quality precinct (precinct no.HI2)
- (g) Industry investigation zone code
  - (i) Boundary Road east precinct (precinct no. II1)
  - (ii) Cowleys Road precinct (precinct no. II2)
  - (iii) Glenella precinct (precinct no. II3)
  - (iv) Marian precinct (precinct no. II4)
  - (v) Paget south precinct (precinct no. II5)
  - (vi) Sarina precinct (precinct no. II6)
- (h) Local centre zone code
- (i) Low density residential zone code

(j) Low impact industry zone code

(k) Major centre zone code

(l) Medium density residential zone code

- (i) Low-medium density precinct (precinct no. MD1)
- (ii) General medium density precinct (precinct no. MD2)
- (iii) Multi-storey medium density precinct (precinct no. MD3)

(m) Mixed use zone code

- (i) Amenity and convenience precinct (precinct no. MX1)
- (ii) Fringe commercial precinct (precinct no. MX2)

(n) Neighbourhood centre zone code

(o) Open space zone code

(p) Principal centre zone code

(q) Rural zone code

- (i) Investigation area precinct (precinct no. RU1)

(r) Rural residential zone code

(s) Special purpose zone code

- (i) Future road precinct (precinct no. SP1)

(t) Specialised centre zone code

- (i) Showrooms and hardware precinct (precinct no. SC1)
- (ii) Tavern precinct (precinct no. SC2)

(u) Sport and recreation zone code

(v) Tourism zone code

(w) Township zone code

6.2 Zone codes

6.2.1 Community facilities zone code

6.2.1.1 Application

This code applies to assessing development in the Community facilities zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.1.2 Purpose

(1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:

- (a) educational establishments; and
- (b) hospitals;
- (c) transport and telecommunication networks; and
- (d) utility installations.

(2) The local government purpose of the zone code is to enrich community wellbeing and liveability by providing for a diverse range of social, cultural, education and other community orientated pursuits in accessible, safe and attractive facilities, predominantly located in urban areas.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is community activities and other community orientated uses; and
  - (ii) where practical, development accommodates multiple community activities by:
    - (A) co-locating a variety of facilities; or
    - (B) providing robust facilities suitable for shared use; and
- (b) Infrastructure:
  - (i) development is efficiently serviced by the full range of urban infrastructure networks or, in rural areas where urban infrastructure is not available, appropriate on-site systems; and
- (c) Built form and development intensity:
  - (i) low rise buildings integrate with the established visual amenity of the surrounding urban neighbourhood and/or natural / rural landscape; and
  - (ii) road frontage setbacks:
    - (A) are consistent with other buildings in the surrounding urban neighbourhood or contribute to the open character of natural / rural landscapes; and
    - (B) accommodate landscaping; and
    - (C) avoid buildings being visually overbearing; and
  - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:
  - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
  - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.1.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.1.3.A – Community facilities zone - assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates community activities, childcare centre, cemetery, crematorium, health care services and other community uses.	No acceptable outcome prescribed.
PO2 Other uses are compatible, and have a direct relationship, with the primary community use on the site.	No acceptable outcome prescribed.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[1].	**AO3.1** If within a key urban area, the development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
	AO3.2 If not within a key urban area, the development is connected to: (a) reticulated water supply infrastructure if available or an appropriate on-site water source[1]; and (b) reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; (c) a sealed road; and (d) stormwater infrastructure where available or an appropriate lawful point of discharge; and (e) electricity and telecommunications infrastructure.

[1] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

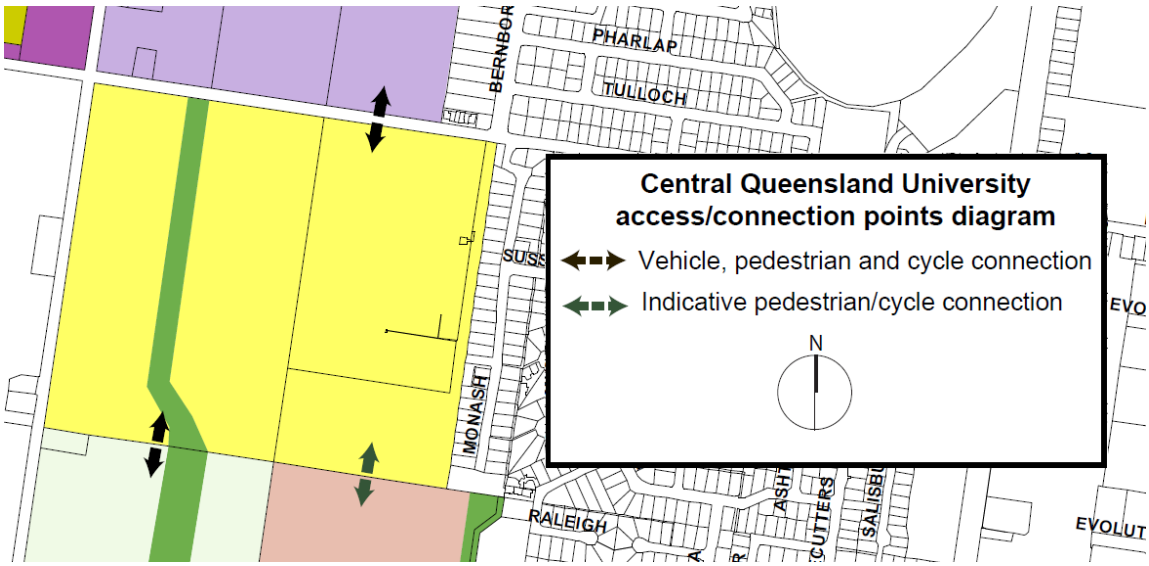
Performance outcomes	Acceptable outcomes
PO4 Building height and plot ratio: (a) integrates with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) does not form overdevelopment of the site.	**AO4.1** Buildings have a maximum height of 8.5 metres above ground level (2 storeys). **AO4.2** Development has a plot ratio that does not: (a) exceed 0.6:1 where the site adjoins sites within the Medium density residential zone[2]; and (b) exceed 0.5:1 where the site adjoins sites within the Low density residential zone[2]; and (c) exceed 0.3:1 where the site adjoins sites within the Township zone[2]; and (d) detract from the prevailing character of the surrounding urban and neighbourhood or natural / rural landscape where the site does not adjoin a site within a zone mentioned in (a), (b) and (c).
PO5 At the Central Queensland University Ooralea campus, building heights: (a) complement the adjoining medium residential land use intent on adjoining land south of the campus; and (b) respect adjoining built form of the urban areas to the north and east of the campus; and (c) transition towards the areas mentioned in (a) and (b).	**AO5** Development at the Central Queensland University Ooralea campus has building heights as follows: (a) maximum – 17 metres above ground level (5 storeys) across the campus site; and (b) where located on the eastern boundary with adjoining low intensity residential uses – 8.5 metres above ground level (2 storeys).
PO6 Buildings are setback from road frontages to: (a) integrate with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	**AO6.1** On sites within key urban areas, or adjoining a site within the Township zone, the minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres; and (c) from rear laneway: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level. **AO6.2** On sites in rural areas (not within key urban areas, or not adjoining a site within the Township zone), the minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.

[2] Where a site adjoins more than one of the zones mentioned in AO4.2(a), (b) and (c), the relevant maximum plot ratio is the lesser plot ratio.

Performance outcomes	Acceptable outcomes
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Accessibility	
PO8 The internal road network of the Central Queensland University Ooralea campus provides a high level of physical integration and connectivity to adjoining areas through strong access / connection points.	**AO8** Development within the Central Queensland University Ooralea campus provides the following access / connection points identified in Figure 6.2.1.3.A – Central Queensland University Ooralea campus access / connection points: (a) at Boundary Road, align with northern access point into the northern low impact industrial area to allow future vehicle, pedestrian and cycling connectivity; and (b) a minimum of 2 access / connection points on the southern boundary to future higher density residential activities, of which: (i) the western connection point on the southern boundary allows for future vehicle, pedestrian and cycling connectivity; and (ii) the eastern connection point on the southern boundary allows for future pedestrian and cycling connectivity; and (c) pedestrian / cycling connectivity from Boundary Road to the southern boundary.
Amenity	
PO9 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO10 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Environment	
PO11 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Figure 6.2.1.3.A – Central Queensland University Ooralea campus access / connection points



6.2.2 Conservation zone code

6.2.2.1 Application

This code applies to assessing development in the Conservation zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.2.2 Purpose

(1) The purpose of the conservation zone is to provide for the management, protection and restoration of areas that support 1 or more of the following:

(a) biological diversity;
(b) ecological integrity;
(c) naturally occurring landforms;
(d) coastal processes.

(2) The local government purpose of the zone code is to provide for the conservation of natural habitat areas with declared conservation status, including:

(a) National Parks: Bluff Hill, Brampton Islands, Cape Hillsborough, Cape Palmerston, Eungella, Lindeman Islands, Mackay Islands, Mount Martin, Mount Ossa, Newry Islands, Pioneer Peaks, Reliance Creek, Smith Islands and South Cumberland; and

(b) State forests: Cathu, Crediton, Mia Mia and Mount Pelion; and

(c) Conservation parks and nature / environmental reserves: Morag McNichol, Sandfly Creek, Sandringham Bay and Slade Point; and

(d) Land gazetted as protected estate under the *Nature Conservation Act 1992* (no current examples in the region); and

(e) Land acquired by Council under the "Natural Environment Levy": Blacks Beach Spit.

The zone also provides for limited small-scale buildings and infrastructure that maintain the area's ecological integrity and visually integrate with the natural setting.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Uses:
  (i) the predominant form of development in the zone is undeveloped natural habitat areas and environment facilities; and
  (ii) a limited range of low intensity accommodation activities and other small scale buildings and infrastructure may be appropriate if these uses:
    (A) enhance access to, and enjoyment of, the area; and
    (B) enable administration and maintenance; and

(b) Infrastructure:
  (i) development is efficiently serviced by urban infrastructure networks or appropriate on-site systems relevant to the use; and

(c) Site requirements and environment:
  (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land; and
  (ii) development is designed to incorporate sustainable land management practices such as retention and enhancement of native vegetation and water sensitive design; and

(d) Built form:
  (i) development is located, designed and operated to:

(A) maintain the ecological integrity and biological diversity of the area; and
(B) visually integrate with the natural environment and landscape character of the area; and

(e) Amenity:
(i) development does not adversely affect amenity of the conservation area or of surrounding areas.

6.2.2.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 6.2.2.3.A – Conservation zone – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Permanent plantations	
PO1 Permanent plantations: (a) maintain and enhance endemic habitat elements, biodiversity and the ecological integrity of the area; and (b) are adequately setback to enable the management of potential bushfire risk.	**AO1.1** Permanent plantations entirely consist of vegetation species endemic to the area.
	AO1.2 Permanent plantations maintain the alignment of natural watercourses and drainage lines.
	AO1.3 The minimum setback, for proposed trees, from boundaries adjoining sites in private ownership is the higher of: (a) 1.5 times the expected canopy height of the proposed trees; or (b) 10 metres.
Assessable development	
Uses	
PO2 The zone primarily accommodates undeveloped natural habitat areas including extensive areas containing remnant vegetation, wetlands, watercourses, foreshore areas and other elements of high ecological value.	No acceptable outcome prescribed.
PO3 Development is limited to buildings, structures and infrastructure required to: (a) provide low intensity accommodation such as nature based tourism and tourist park; and (b) enhance public access and enjoyment of the area such as roads, pathways, picnic shelters, playground, amenities, signage, small scale food and drink outlets and information / souvenir shops; and (c) facilitate administrative or maintenance services; and (d) provide local access and utility services.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[3].	**AO4** Where relevant to the use, development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source[3]; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO5 Stormwater infrastructures is designed to minimise environmental impacts by utilising natural overland flow and water quality and quantity control measures as part of the landscape design.	No acceptable outcome prescribed.
Built form	
PO6 Building location, scale, design and appearance integrates with surrounding native vegetation and/or physical landform features is not visually obtrusive as viewed from: (a) public roads and parks; and (b) walking trails or lookouts within a national park; and (c) beaches or the ocean; and (d) adjoining residential sites.	**AO6.1** Buildings have a maximum height of 6 metres above ground level (1 storey).
	AO6.2 The minimum setback for buildings from road frontage boundaries, and boundaries adjoining lots within a residential zone, is 15 metres.
	AO6.3 Publicly accessible buildings, such as food and drink outlets, information / souvenir shops and public amenities are adjoined by gardens containing vegetation: (a) that is endemic to the area; and (b) with a variety of heights (trees, shrubs and groundcovers).
	AO6.4 Buildings not intended for public access, such as caretaker's accommodation and maintenance and storage sheds, are screened from view from publicly accessible areas by either or a combination of the following: (a) publicly accessible buildings; or (b) endemic trees and shrubs with dense foliage; or (c) physical landform features such as hills.

[3] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable and respond to the surrounding natural elements and landscape character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Environment and site requirements	
PO8 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways, wetlands and coastal areas; and (b) the ecological integrity of other natural features and habitat areas and corridors.	No acceptable outcome prescribed.
PO9 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, vegetation and utility services, such that: (a) earthworks are minimised; and (b) retention of natural drainage lines is maximised; and (c) retention of existing remnant vegetation is maximised; and (d) disruption to existing services is minimised.	No acceptable outcome prescribed.
PO10 Buildings and infrastructure are located in areas that are already cleared or degraded.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO12 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

6.2.3 District centre zone code

6.2.3.1 Application

This code applies to assessing development in the District centre zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.3.2 Purpose

(1) The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

(2) The local government purpose of the zone code is to provide for a range of centre activities, community activities, multiple dwelling activities and other compatible uses that form compact, vibrant, attractive and pedestrian orientated multi-purpose centres and activity nodes serving the surrounding district. District centres include:

- (a) Andergrove district centre;
- (b) West Mackay (Fourways and Parkside) district centre;
- (c) Marian district centre;
- (d) North Mackay district centre; and
- (e) Walkerston district centre.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Centre role and function:
  - (i) district centres are:
    - (A) larger and more accessible, diverse and intensely developed than local centres and neighbourhood centres; and
    - (B) subordinate to major centres and the principal centre (Mackay city centre ("the City Centre")); and
  - (ii) district centres serve the suburbs immediately surrounding the centre; and
  - (iii) the total gross floor area of centre activities is up to:
    - (A) 20,000m^2 in the North Mackay district centre; and
    - (B) 15,000m^2 in the Andergrove, West Mackay (combined Fourways and Parkside) and Walkerston district centres; and
    - (C) 10,000m^2 in the Marian district centre; and
  - (iv) district centres are strengthened as important district activity nodes; and
  - (v) district centres accommodate a mixture of small and moderate scale services and facilities, suitable for serving the intended catchment; and

- (b) Uses:
  - (i) district centres accommodate a diverse range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, employment, residential and recreation opportunities; and
  - (ii) district centres contain the following types of uses:
    - (A) centre activities:
      - weekly and convenience retail services and limited comparison services (full size supermarkets, specialty stores and personal services); and
      - small scale and low intensity offices and professional and service businesses; and
      - limited entertainment and leisure facilities and services; and

(B) community activities: range of local community activities; and
(C) residential development: medium density residential development and short-term accommodation development where need exists and generally located above podium level/s; and

(iii) in addition to uses mentioned in (ii), the West Mackay (Fourways and Parkside) district centre creates synergies with Mackay Base Hospital by providing a range of medical services and facilities; and

(iv) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and

(c) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks; and

(d) Accessibility:

(i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and

(ii) the pedestrian access network to and within the centre is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and

(iii) footpaths, cycle lanes and end of trip facilities throughout the centre provide a high level of accessibility for pedestrians and cyclists; and

(iv) high quality public transport facilities including interchanges are provided at key locations (convenient for users) in district centres to facilitate efficient public transport services to, and through, the centre; and

(v) arterial roads and sub-arterial roads adjacent to and through district centres facilitate high traffic volumes; and

(vi) other streets within district centres facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and

(e) Built form and public realm:

(i) built form layout and design is integrated with adjoining and nearby development within the centre; and

(ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:
(A) the region's tropical climate; and
(B) the district centre's urban and landscape setting; and

(iii) buildings address the public realm by providing active and articulated frontages at a human scale; and

(iv) development is of a higher intensity than the surrounding urban area, but it respects and integrates with the surrounding urban area's established layout, character and visual amenity; and

(f) Amenity:

(i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and

(g) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.3.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.3.3.A – District centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role and function	
PO1 Development in district centres: (a) fulfils, but does not exceed, the needs of the relevant catchment: (i) Andergrove district centre: Beaconsfield, Andergrove and Slade Point; or (ii) West Mackay (Fourways and Parkside) district centre: West Mackay and South Mackay; or (iii) Marian district centre: Marian, Mirani and rural communities to the north and west; or (iv) North Mackay district centre: North Mackay and Mackay Harbour; or (v) Walkerston district centre: Walkerston and rural communities to the south-west; and (b) does not compete with or compromise the viability, role or function of other district centres, major centres or the principal centre (Mackay city centre).	**AO1.1** Centre activities do not exceed a total gross floor area of[4]: (a) 0.4 times the area of the site in the Andergrove district centre; or (b) 0.25 times the area of the site in the West Mackay (Fourways and Parkside) district centre; or (c) 0.30 times the area of the site in the Marian district centre; or (d) 0.25 times the area of the site in the North Mackay district centre; or (e) 0.55 times the area of the site in the Walkerston district centre.
	AO1.2 Office uses do not exceed: (a) a maximum gross floor area of 250m^2; and (b) a maximum height of 6m above ground level (1 storey).
	AO1.3 Showrooms with a gross floor area of over 500m^2, discount department stores and department stores are not located in district centres.
	AO1.4 Development involving a total gross floor area of over 1,000m^2 in the Walkerston district centre and the Marian district centre demonstrates that: (a) the development is needed to service the relevant catchment; and (b) the development will not undermine the role, function and viability of other multi-purpose centres.

[4] The gross floor area of uses on the site other than centre activities, such as community activities or multiple dwelling activities, are not included in the calculation.

Performance outcomes	Acceptable outcomes
Uses	
PO2 District centres accommodate a diverse range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, employment, residential and recreation opportunities.	**AO2** District centres accommodate a mix of the following uses: (a) centre activities, small scale and low intensity offices, hotel, market; and (b) community activities and childcare centre; and (c) multiple dwelling activities and short-term accommodation; and (d) recreation activities and park; and (e) service industry, car wash, service station; and (f) other compatible uses.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	**AO3** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	**AO4.1** Development does not gain direct vehicular access from Anzac Avenue in the Marian district centre.
	AO4.2 Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between 2 or more sites); rather than gaining direct vehicular access from: • Oak Street in the Andergrove district centre; or • Nebo Road and Bridge Road in the West Mackay (Fourways and Parkside); or • Malcomson Street, Evans Avenue and Palmer Street in the North Mackay district centre; or • Dutton Street (Peak Downs Highway) in the Walkerston district centre; or • key active frontage streets[5].
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.

[5] "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
PO6 Building height reflects the intensity and prominence of district centres as district activity nodes, but also respects and integrates with, surrounding low-rise and low-intensity built form.	**AO6** Building height does not exceed a maximum building height of: (a) 17 metres above ground level (5 storeys) in the North Mackay and West Mackay (Fourways); and (b) 11 metres above ground level (3 storeys) in the Andergrove and Walkerston district centres; and (c) 8.5 metres above ground level (2 storeys) in the Marian and West Mackay (Parkside) district centres.
PO7 Key active frontage streets provide: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles.	**AO7.1** Street-orientated development is provided along key active frontage streets[6]. **AO7.2** The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO8 Buildings are setback from road frontages to: (a) provide street-orientated development on key active frontage streets; and (b) enable buildings to effectively address and engage with other streets; and (c) provide a human scale streetscape and not be visually overbearing.	**AO8.1** On key active frontage streets: (a) the minimum setback for the podium (maximum height 8.5 metres above ground level (2 storeys)) is 0 metres; and (b) the maximum setback for the podium is 2.5 metres; and (c) the minimum setback for parts of the building above the podium is: (i) 3 metres from the front edge of the podium to the front edge of a balcony; and (ii) 6 metres from the front edge of the podium to the building wall.

[6] "Key active frontages" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
	AO8.2 On 'non-key active frontage streets': (a) the minimum setback for the podium (maximum height 8.5 metres above ground level (2 storeys)) is 0 metres; and (b) the maximum setback for the podium is 14 metres; and (c) the minimum setback for parts of the building above the podium is: (i) 3 metres from the front edge of the podium to the front edge of a balcony; and (ii) 6 metres from the front edge of the podium to the building wall.
	AO8.3 The minimum setbacks from rear laneways are as follows: (a) 0 metres where the wall height is 4.5 metres or less above ground level; and (b) 3 metres where the wall height is more than 4.5 metres above ground level.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
PO10 Development strengthens the centre's sense of place and identity by maintaining and/or creating visual connections with nearby built and landscape elements.	**AO10** Development maintains and/or creates views and vistas of the following from roads and other public space areas: (a) North Mackay district centre: Vines Creek estuary and adjoining open space, high rise buildings in the City Centre and Mount Oscar; and (b) West Mackay (Fourways and Parkside) district centre: high rise buildings in the City Centre; and (c) Walkerston district centre: Bakers Creek and adjoining open space; and (d) Marian district centre: Pioneer River and adjoining open space and surrounding hills.

Performance outcomes	Acceptable outcomes
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO12 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.4 Emerging community zone code

6.2.4.1 Application

This code applies to assessing development in the Emerging community zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.4.2 Purpose

(1) The purpose of the emerging community zone is to:

- (a) identify land that is intended for an urban purpose in the future; and
- (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
- (c) provide for the timely conversion of non-urban land to land for urban purposes.

(2) The local government purpose of the zone code is to:

- (a) provide for low-intensity and low impacting uses until land is required for the planned, co-ordinated, efficient and sequenced delivery of highly accessible, diverse and liveable urban communities located within the key urban areas of the region; and
- (b) manage the timely and planned conversion of land within the zone to urban purposes in accordance with a development framework plan; and
- (c) coordinate, integrate and efficiently provide trunk infrastructure in accordance with the priority infrastructure plan.

The Emerging community zone includes the following zone precincts: Alexandra Street precinct (precinct no. EC1), Andergrove lakes precinct (precinct no. EC2), Mirani precinct (precinct no. EC3), Northern Beaches south precinct (precinct no. EC4), Ooralea precinct (precinct no. EC5), Sarina north precinct (precinct no. EC6), Shoal Point–Bucasia precinct (precinct no. EC7) and Walkerston precinct (precinct no. EC8). The Marian central local plan area contains land zoned Emerging community. The Emerging community zone also applies to land that is not within a zone precinct or local plan area.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Interim uses:
  - (i) until land is developed for urban purposes, the predominant form of development within the zone is low-intensity, low impacting rural uses with limited built form and infrastructure; and
  - (ii) the following types of development are avoided:
    - (A) high-intensity and/or high impacting uses that are likely to conflict with or compromise the full realisation of the land for urban purposes including sensitive land uses; and
    - (B) development for urban purposes that:
      - is out of sequence with planned infrastructure provision and assumptions contained in the priority infrastructure plan; and
      - cannot be serviced by the full range of urban infrastructure networks in a way that does not prevent or compromise the orderly and planned provision of trunk infrastructure networks to service the ultimate development in the area; and

- prevents or compromises the full realisation of the land for urban purposes; and
- is premature or not required, in that it cannot be demonstrated that there is an overriding community need for the development.

(b) Development framework plans:

(i) development for urban purposes must accord with a development framework plan over the site and all surrounding land zoned Emerging community that provides for:

(A) co-ordinated, planned, integrated and efficiently sequenced development and infrastructure provision across the development framework plan area; and

(B) effective integration with existing nearby development; and

(C) diverse, liveable neighbourhoods with a strong sense of place;

(ii) as a minimum, development framework plans identify the following over the development framework plan area: land uses, development intensity, key elements of the access network, efficient trunk infrastructure (including an infrastructure delivery strategy), community facilities, open space areas and corridors, development and infrastructure sequencing, and visual linkages with landscape character elements; and

(c) Development for urban purposes:

(i) development for urban purposes is provided in a planned, co-ordinated, integrated and efficiently sequenced manner in accordance with:

(A) the relevant local plan if applicable; and

(B) an approved development framework plan; and

(ii) development is efficiently serviced by the full range of urban infrastructure networks and provides for infrastructure services, in accordance with an approved infrastructure delivery strategy relevant to the ultimate development in the development framework plan area; and

(iii) development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and

(iv) development for urban purposes creates new neighbourhoods that provide:

(A) residential communities supported by a diverse mix of non-conflicting land uses promoting, as far as practical, a degree of self-containment; and

(B) diverse mix of residential densities including appropriately located higher density residential development; and

(C) accessible, multi-purpose, usable and adequately sized open space areas and corridors that form neighbourhood focal points; and

(D) access networks for private vehicles, public transport and bicycles / pedestrians with high levels of internal and external connectivity and strong linkages between key neighbourhood hubs and open spaces; and

(E) measures that maintain and respond to high value ecological features and physical constraints of the land; and

(F) high quality visual outcomes and a strong sense of place; and

(d) Precinct-specific outcomes:

(i) Alexandra Street precinct (precinct no. EC1):

(A) low-medium density residential development is provided along Alexandra Street and addresses the Mackay Regional Botanic Gardens; and

(ii) Andergrove Lakes precinct (precinct no. EC2):

(A) a local centre (Andergrove Lakes local centre) is provided in the vicinity of the Beaconsfield Road east and Norris Road intersection to service the local area; and

(B) medium density residential development is provided in close proximity of the Andergrove Lakes local centre; and

(C) the access network connects with existing adjoining streets; and

(iii) Mirani precinct (precinct no. EC3):

(A) low-medium density residential development is provided in close proximity to:

- the Pioneer River and the western end of Mary Street; and
- the northern end of Leichardt Road; and

(B) a riverside park is provided adjacent to the Pioneer River, predominantly below the "high bank", in the westernmost part of the precinct; and

(C) an open space corridor, along and above the "high bank" of the Pioneer River, is provided to link the riverside park with Mirani local centre; and

(iv) Northern Beaches south precinct (precinct no. EC4):

(A) higher density residential development is provided to utilise strategic locations near centres and schools; and

(B) community activities are provided for at a highly accessible location in close proximity to the Rural View major centre;

(C) the access network includes:

- co-ordinated road linkages between centres and major roads; and
- connections with existing adjoining streets; and
- regional pedestrian and cycle linkages which connects the entire precinct from McCready Creek to the Blacks Beach Spit; and

(D) public open space is provided along, links and accentuates McCready Creek, wetlands and vegetated hilltops throughout the precinct; and

(v) Ooralea precinct (precinct no. EC5):

(A) development north of Schmidtkes Road provides:

- medium density residential development northeast of Ferris Gully; and
- a coordinated access network of collector streets and access streets across stages that connects with the surrounding road network; and
- pedestrian / cycling connections into the Central Queensland University Ooralea campus; and
- opportunities for overlooking and access to the Ferris Gully open space corridor; and

(vi) Sarina north precinct (precinct no. EC6):

(A) low-medium density residential development is provided in the vicinity of Sarina Beach Road and the open space corridor through the area; and

(B) the access network connects with existing adjoining streets; and

(vii) Shoal Point–Bucasia precinct (precinct no. EC7):

(A) a local centre (Shoal Point local centre) is provided in the vicinity of the intersection between Shoal Point Road and Seychelles Road; and

(B) low-medium density residential development is provided in close proximity of the Shoal Point local centre; and

(C) medium density residential development is provided in the vicinity of Shoal Point Road; and

(D) a regional sporting facility is provided in the precinct to meet the needs of the rapidly growing Northern Beaches community; and the access network includes:

- access points into the precinct that align with existing access points east from Shoal Point Road; and
- the access network connects with existing adjoining streets in the existing "Royal Sands" residential estate; and

(viii) Walkerston precinct (precinct no. EC8):

(A) the access and open space network integrates with the surrounding area.

6.2.4.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.4.3.A – Emerging community zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Interim uses	
PO1 Until land is developed for urban purposes, the zone primarily accommodates a limited range of low intensity, low impacting rural activities and associated uses that do not compromise: (a) the full realisation of the land for urban purposes; and (b) transport and utility infrastructure corridors and works required to serve the ultimate development.	**AO1.1** Interim uses consist of: (a) animal husbandry; or (b) cropping; or (c) dwelling house; or (d) home-based business; or (e) roadside stall; or (f) other uses where it is demonstrated that the use: (i) will not conflict with future development for urban purposes including sensitive land uses; and (ii) will integrate with future development for urban purposes or can be easily removed when land is required for development.
	AO1.2 Buildings associated with interim uses have a maximum height of 6 metres above ground level (1 storey).
	AO1.3 The minimum setback for buildings from road frontage boundaries is: (a) 10 metres from an existing arterial road or sub-arterial road; and (b) 6 metres from an existing collector street or access street.

Performance outcomes	Acceptable outcomes
	AO1.4 The minimum setback for buildings from the centrelines of future roads as follows: (a) 200 metres from a future highway; and (b) 30 metres from a future arterial road; and (c) 25 metres from a future sub-arterial road; and (d) 20 metres from a future collector street.
Development framework plans	
PO2 Development for urban purposes must accord with a development framework plan over the development framework plan area. The development framework plan area includes: (a) the site; and (b) all adjoining and surrounding sites within the Emerging community zone; and (c) sites in the broader area.	No acceptable outcome prescribed.
PO3 As a minimum, development framework plans identify the following over the development framework plan area: (a) land uses (residential and non-residential) – mapped and written intent[7]; and (b) maximum residential density and, where applicable, average and minimum density; and (c) building height; and (d) interface and mitigation measures between proposed sensitive land uses and existing / proposed impact generating uses (such as rural activities, industry activities and transport corridors) nearby; and (e) arterial road, sub-arterial road and collector street layout[8]; and (f) public transport (bus) routes; and (g) key pedestrian and bicycle routes; and (h) details on the efficient provision and sequencing of trunk water, sewerage, transport, parkland and stormwater infrastructure required to service ultimate development in the development framework plan area, including a delivery strategy; and (i) open space areas and corridors and sports and recreation facilities; and (j) development sequencing according to: (i) feasible, orderly, planned and efficient infrastructure provision; and (ii) need for the development.	No acceptable outcome prescribed.

7 Land use intents should be consistent with zones and zone precincts in the planning scheme.

8 An indicative layout for access streets may also be requested, particularly where it is required that adjoining access streets continue into the site.

Performance outcomes	Acceptable outcomes
PO4 Development framework plans provide for community activities where there is likely to be a need for a community activity.	**AO4** Development framework plans either: (a) provide for community activities, particularly educational establishments, emergency services, childcare centres and community uses; or (b) demonstrate that community activities are not required in the development framework plan area due to available capacity in existing nearby facilities.
PO5 Development framework plans identify visual linkages with landscape character elements within the development framework plan area and in surrounding areas, to enable the creation of a strong sense of place and identity.	**AO5** Views of landscape character features (such as mountains / hills, coastline, watercourses, significant vegetation and agricultural landscapes), and open space areas and corridors: (a) are provided from key neighbourhood hubs such as multi-purpose centres and community hubs; and (b) are provided from open space areas and corridors; and (c) visually frame the view line along streets.
Development for urban purposes – general	
PO6 Development for urban purposes provides water supply, sewerage, road and stormwater infrastructure servicing the site in accordance with an approved infrastructure delivery strategy and with the capacity to service the ultimate development in the development framework plan area. Out of sequence development does not prejudice the efficient, orderly and planned provision of infrastructure to service the ultimate development in the development framework plan area.	No acceptable outcome prescribed.
PO7 Development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost including lifecycle cost to the developer.	No acceptable outcome prescribed.
PO8 Stormwater infrastructure and drainage corridors are provided in accordance with the adopted Stormwater Infrastructure Study relevant to the area.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO9 Development creates highly liveable and diverse neighbourhoods comprising residential development, with a range of densities and housing products, supported by: (a) a range of viable non-residential development providing convenient local services and employment; and (b) community activities where required; and (c) sport and recreation facilities and open space areas and corridors.	**AO9.1** The predominant form of development in the zone is residential development.
	AO9.2 Residential development is provided: (a) at a minimum net density of 12 dwellings per hectare across the development framework plan area; and (b) a minimum of 15 percent of dwellings is provided at a higher density[9].
	AO9.3 Higher density residential development is located within any or a combination of the following: (a) 800 metres of a major centre or district centre; or (b) 800 metres of the Central Queensland University Ooralea campus, Base Hospital or Mater Hospital; or (c) 400 metres of a local centre or neighbourhood centre; or (d) 200 metres of a centre activity or community activity; or (e) 200 metres of an existing public transport route or usable open space[10].
	AO9.4 Neighbourhood centres[11] are encouraged where they will: (a) fulfil a demonstrated need of the local area; and (b) not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area.
	AO9.5 Neighbourhood centres are located: (a) a minimum of 800 metres from an existing or planned multi-purpose centre or centre activity; and (b) on sub-arterial roads or collector streets and not on arterial roads or access streets.

[9] Refer to Schedule 1 for definition of "higher density".
[10] Refer to Schedule 1 for definition of "usable open space".
[11] Refer to Schedule 1 for definition of "neighbourhood centre".

Performance outcomes	Acceptable outcomes
	AO9.6 Open space areas and corridors are provided: (a) along the coastlines, watercourses and natural drainage lines; and (b) in low-lying areas subject to inundation; and (c) in areas containing remnant vegetation so that the vegetation can be retained; and (d) on hilltops so that viewpoints are publicly accessible; and (e) to continue open space areas and corridors from adjoining sites; and (f) in accordance with Council's Open space planning scheme policy.
PO10 Building height and scale: (a) the integrates with the existing or intended low-rise character of the surrounding neighbourhood; and (b) does not form overdevelopment of the site.	**AO10** Buildings, other than buildings within the Ooralea precinct (precinct no. EC5) north of Schmidtkes Road, have a maximum height of 8.5 metres above ground level (2 storeys).
PO11 Residential buildings are setback from road frontages to: (a) contribute to the open, low-intensity character of the surrounding residential area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	**AO11** Minimum road frontage setbacks for residential buildings are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets – 6 metres; and (c) from access streets: (i) 6 metres for garages, outbuildings and carports; and (ii) 4.5 metres for other parts of the building; and (d) from rear laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level.

Performance outcomes	Acceptable outcomes
PO12 Street layouts, public transport routes and bicycle / pedestrian pathways provide: (a) provide safe and efficient access and have high levels of internal and external connectivity; and (b) co-ordinated and integrated access networks: (i) across sites within the development framework plan area; and (ii) between the development framework plan area and surrounding areas; (c) provide strong connections between key neighbourhood hubs within the development framework plan area and in surrounding areas; and (d) utilise the amenity of, and provide access and casual surveillance to, open space areas and corridors.	**AO12.1** Centrally located sub-arterial roads and collector streets: (a) provide co-ordinated and integrated access across sites and the throughout the development framework plan area; and (b) provide highly accessible and efficient public transport route/s through the development framework plan area; and (c) link key neighbourhood hubs, such as multi-purpose centres and community activities; and (d) align with discontinued sub-arterial roads and collector streets adjoining or opposite the site; and (e) adjoin open space areas and corridors.
	AO12.2 Access streets: (a) minimise the use of cul-de-sacs and other non-continuing roads; and (b) align with discontinued access streets adjoining or opposite the site; and (c) provide high levels of internal connectivity; and (d) adjoin open space areas and corridors.
	AO12.3 Bicycle and pedestrian pathways are provided: (a) throughout the development framework plan area and form part of larger regional networks; and (b) link key neighbourhood hubs, such as multi-purpose centres and community activities; and (c) along sub-arterial roads, collector streets and open space corridors; and (d) align with discontinued pathways and proposed future pathways adjoining or opposite the site.
PO13 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO14 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.
Development for urban purposes – Alexandra Street precinct (precinct no. EC1)	
PO15 Low-medium density residential development is provided in the eastern part of the precinct to: (a) reflect the area's strategic location in close proximity to the Mackay Regional Botanic Gardens; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, the gardens; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	**AO15** Low-medium density residential development is provided in the eastern part of the precinct, nearest Alexandra Street and overlooking the Mackay Regional Botanic Gardens.
Development for urban purposes – Andergrove Lakes precinct (precinct no. EC2)	
PO16 A local centre (Andergrove Lakes local centre): (a) is provided in close proximity to the strategic intersection of Beaconsfield Road east (sub-arterial road) and Norris Road (collector street); and (b) services, but does not exceed, the needs of the local catchment (southern part of Beaconsfield, south-western part of Andergrove, north-eastern part of Mount Pleasant, north-western part of North Mackay); and (c) does not compete with compromise other multipurpose centres; and (d) provides vibrant street-orientated design, high quality building design, and a high quality pedestrian environment; and (e) includes views to landscape character elements to provide a strong sense of place and identity.	**AO16.1** A local centre is provided in close proximity to the intersection of Beaconsfield Road east and Norris Road. **AO16.2** The total gross floor area of all centre activities in the local centre is 5,000m^2. **AO16.3** The local centre primarily accommodates: (a) centre activities; and (b) community activities childcare centre; and (c) recreation activities and park; and (d) service industry and service station. **AO16.4** The local centre does not accommodate department stores, discount department stores, showrooms and full-sized supermarkets.

Performance outcomes	Acceptable outcomes
	AO16.5 The local centre includes a main street, to be addressed by street orientated development.
	AO16.6 The local centre provides views and vistas from streets and other public places to: (a) the open space / lake area; and (b) Mount Oscar.
PO17 Medium density residential development is provided in close proximity to Andergrove Lakes local centre: (a) reflect the area's strategic location in close proximity to the local centre, public transport and open space / lake area; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, open space / lake area; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	**AO17** Medium density residential development is provided within 400 metres of the Andergrove Lakes local centre.
Development for urban purposes – Mirani precinct (precinct no. EC3)	
PO18 Low-medium density residential development is provided in close proximity to Mirani local centre and the Pioneer River to: (a) reflect the area's strategic location in close proximity to the river and adjoining open space, local centre and public transport; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, river and adjoining open space; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	**AO18.1** In the area east of Leichhardt Road, low-medium density residential development is provided in the area closest to the Mirani local centre (the north-western part of this area).
	AO18.2 In the area west of Mirani–Eton Road, low-medium density residential development is provided: (a) along roads and open space fronting the Pioneer River; and (b) in the area closest to the Mirani local centre (near the western end of Mary Street).
PO19 Usable land adjacent to the Pioneer River: (a) forms part of the open space network of parks and green corridors; and (b) provides a safe, efficient and attractive bicycle and pedestrian linkage between the riverside park and Mirani local centre	**AO19.1** In the area west of Mirani–Eton Road, a park with an area of approximately 6.5 hectares, is provided adjacent to the river and predominantly below the "high bank" of the river.
	AO19.2 In the area west of Mirani–Eton Road, an open space corridor, with a minimum width east of the "high bank" of 5 metres, is provided between the park required by AO19.1 and the northern boundary of the precinct.

Performance outcomes	Acceptable outcomes
	AO19.3 In the area west of Mirani–Eton Road, a sealed footpath, with a minimum width of 2 metres, is provided for the full length of the open space corridor required by AO19.2.
Development for urban purposes – Northern Beaches south precinct (precinct no. EC4)	
PO20 Higher density residential development is provided to: (a) utilise strategic locations in close proximity to centres; and (b) utilise highly accessible sites; and (c) overlook and take advantage of the amenity provided by open space corridors; and (d) achieves a more efficient use of land and increase the diversity of housing product in the precinct.	**AO20.1** Multi-storey medium density residential development is provided on sites: (a) adjoining and opposite Rural View major centre; and (b) opposite the Northern Beaches GP Superclinic site.
	AO20.2 Medium density residential development is provided in close proximity to Rural View major centre, Blacks Beach local centre and the future Blacks Beach State Primary School site.
	AO20.3 Medium density residential development and low-medium density residential development is provided along: (a) McCreadys Creek open space corridor; and (b) the natural drainage line corridor extending north from Wallmans Road.
PO21 Community activities are provided for in a central and highly accessible location adjoining / opposite the Rural View major centre, Northern Beaches State High School and Northern Beaches Bowls Club.	**AO21** Land at the intersection of Rosewood Drive and Reed Street is designated for community activities.
PO22 The access network includes: (a) co-ordinated road linkages between centres and major roads; and (b) integration with established adjoining access points; and (c) safe, convenient and highly attractive pedestrian and bicycle links along natural drainage line corridors.	**AO22.1** Co-ordinated sub-arterial roads are provided to provide linkages between: (a) Mackay-Habana Road and Wallmans Road (Dawson Boulevard); and (b) Mackay-Bucasia Road and Blacks Beach Road (Reed Street and Chenoweth Drive); and (c) Development progresses from and connects to the emerging road network and not from unformed minor roads such as Orphanage Road or Boveys Road.
	AO22.2 A co-ordinated collector street is provided to provide a linkage between Golflinks Road and Rosewood Drive (Norwood Parade and Reed Street).

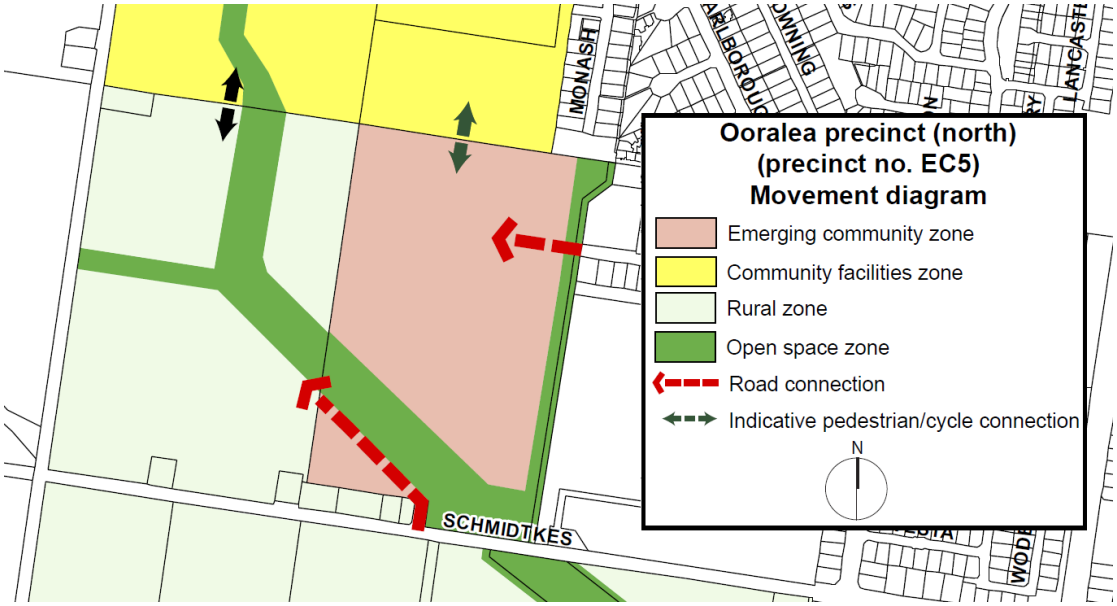
Performance outcomes	Acceptable outcomes
	AO22.3 Pedestrian and cycle pathways are provided along natural drainage lines including McCreadys Creek and the adjoining wetlands to provide a linkage between: (a) the "Richmond Hills", "Kerrisdale", "Plantation Palms" and "Blacks Beach Cove" residential estates; and (b) Dawson Boulevard and Saint Brendan's Catholic Primary School (along the natural drainage line north of Wallmans Road); and (c) the intersection of Mackay-Bucasia Road and Old Eimeo Road and Saint Brendan's Catholic Primary School (along the natural drainage lines north of Wallmans Road).
PO23 Public open space is provided throughout the precinct to: (a) provide recreation opportunities and linkages; and (b) contribute to the sense of place of the precinct by retaining elements of landscape character and environmental value.	**AO23.1** Public open space corridors provided along natural drainage lines, including but not limited to: (a) McCreadys Creek and Little McCreadys Creek; and (b) the natural drainage line extending north from Wallmans Road. **AO23.2** Public open space is provided over the vegetated hilltops / knolls: (a) east of Florence Street; and (b) east of Rural View major centre.
PO24 For sites with frontage to Boveys Road: (a) development does not provide direct access to Boveys Road; and (b) the internal road network does not access or intersect with Boveys Road. All access and internal road connectivity is provided from the east (Dawson Boulevard).	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Development for urban purposes – Ooralea precinct (precinct no. EC5)	
PO25 Development north of Schmidtkes Road: (a) provides medium density residential development northeast of Ferris Gully; and (b) achieves a more efficient use of land and increase the diversity of housing product in the precinct; and (c) overlooks and takes advantage of the Ferris Gully open space corridor; and (d) the access network includes integration with established adjoining access points and a high level of internal connectivity.	**PO25.1** Development north of Schmidtkes Road provides: (a) medium density residential development on the north-eastern side of Ferris Gully; and (b) access connection points are provided in accordance with Figure 6.2.4.3.A – Ooralea precinct (north) (precinct no. EC5) – movement, and include: (i) southern access from the road stub on the northern side of Schmidtkes Road; and (ii) northern access from Bradco Avenue; and (iii) a northern pedestrian / cycling connection point to the Central Queensland University Ooralea campus; and (iv) western road connection south of Ferris Gully.
	AO25.2 Buildings have a maximum height of: (a) 12 metres (3 storeys) above ground level within the medium density residential designation located north-east of Ferris Gully; and (b) 8.5 metres (2 storeys) above ground level on land located south-west of Ferris Gully.
Development for urban purposes – Sarina north precinct (precinct no. EC6)	
PO26 Low-medium density residential development is provided in close proximity to Sarina Beach Road and the open space corridor: (a) reflect the area's strategic location in close proximity to Beach Road local centre, Sarina Beach Road and the open space corridor; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, the open space corridor; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	**AO26** Low-medium density residential development is provided within 200 metres of Sarina Beach Road and the open space corridor.

Performance outcomes	Acceptable outcomes
Development for urban purposes – Shoal Point-Bucasia precinct (precinct no. EC7)	
PO27 A local centre (Shoal Point local centre): (a) is provided west of, and in close proximity to, the intersection of Shoal Point Road and Seychelles Road; and (b) services, but does not exceed, the needs of the local catchment (Shoal Point); and (c) does not compete with compromise other multipurpose centres; and (d) provides vibrant street-orientated design, high quality building design, and a high quality pedestrian environment; and (e) provides a strong sense of place and identity.	**AO27.1** A local centre is provided west of, and in close proximity to, the intersection of Shoal Point and Seychelles Road.
	AO27.2 The total gross floor area of all centre activities in the local centre is 5,000m^2.
	AO27.3 The local centre primarily accommodates: (a) centre activities; and (b) community activities childcare centre; and (c) recreation activities and park; and (d) service industry and service station.
	AO27.4 The local centre does not accommodate department stores, discount department stores, showrooms and full-sized supermarkets.
	AO27.5 The local centre includes a main street, to be addressed by street orientated development.
	AO27.6 The local centre provides a strong sense of place and identity by providing views and vistas from streets and other public places to landscape character elements.
PO28 Low-medium and medium density residential development is provided in close proximity to Shoal Point local centre and Shoal Point Beach to: (a) reflect the area's strategic location in close proximity to the local centre and public transport or the beach; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, the open space / beach area; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	**AO28.1** Low-medium density residential development is provided within 400 metres of Shoal Point local centre.
	AO28.2 Medium density residential development is provided in close proximity of Shoal Point Beach.

Performance outcomes	Acceptable outcomes
PO29 A regional sporting facility serving the ultimate needs of the Northern Beaches community is provided at a central and highly accessible location.	**AO29** A regional sporting facility is provided: (a) to meet the needs of the projected population of the Northern Beaches to 2031; and (b) west of Shoal Point Road and south of "Royal Sands" residential estate; and (c) adjacent to a collector street; and (d) generally in accordance with Council's Open Space, Sport and Recreation Strategy 2009
PO30 Access points into the Shoal Point-Bucasia precinct (precinct no. EC7) with access points east of Shoal Point Road to provide an integrated street layout in the area.	**AO30** Access points into the Shoal Point-Bucasia precinct (precinct no. EC7) align with the following intersections: (a) Shoal Point Road and Seychelles Road; and (b) Shoal Point Road and Fisher Street; and (c) Shoal Point Road and Gentle Avenue; and (d) Shoal Point Road and Kemp Street.
Development for urban purposes – Walkerston precinct (precinct no. EC8)	
PO31 An integrated open space network is provided by the continuation of the open space corridor north of Robinson Avenue continues into and through the Walkerston precinct (precinct no. EC8).	No acceptable outcome prescribed.
Development for urban purposes – The Waters at Ooralea development area	
PO32 An east-west drain north of Stages 6-8 of The Waters development is provided with the width and alignment subject to investigation, and Council approval.	No acceptable outcome prescribed.

Figure 6.2.4.3.A – Ooralea precinct (north) (precinct no. EC5) - movement



6.2.5 High density residential zone code

6.2.5.1 Application

This code applies to assessing development in the High density residential zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.5.2 Purpose

(1) The purpose of the high density residential zone is to provide for:

- (a) high density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

(2) The local government purpose of the zone code is to provide for medium-high and high intensity residential development at certain locations, within 6 kilometres of the principal centre (Mackay city centre) that has a strong connection to a regionally significant activity, amenity and/or tourism / recreation node. The zone applies to the area adjacent to Mackay Marina (Mackay Harbour) south of the Mackay Marina local centre.

The zone also provides for short-term accommodation and a limited range of small scale, low intensity and compatible non-residential activities.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is high density residential development; and
  - (ii) the zone also accommodates short-term accommodation on sites:
    - (A) with strong connections to centres and/or elements of high amenity and recreation value; and
    - (B) that are prominently located and highly accessible; and
  - (iii) a limited range of small-scale and low intensity non-residential uses may be appropriate if these uses are:
    - (A) required to serve the needs of the local area; and
    - (B) located on prominent, highly accessible sites; and
    - (C) consistent with the amenity and character of the surrounding urban area; and
  - (iv) port services at Mackay Marina maintain the high quality amenity and safety for visitors to the area and nearby residents; and
- (b) Infrastructure:
  - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
- (c) Built form and development intensity:
  - (i) high density residential development including medium-rise and high-rise buildings reflect the site's strategic location but has a lesser development intensity than buildings in the Principal centre zone (Mackay city centre ("the City Centre")); and
  - (ii) road frontage setbacks are small enough to enable the development to effectively interact with the street but large enough to accommodate landscaping and avoid buildings being visually overbearing; and
  - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.5.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.5.3.A – High density residential zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates high density residential development including multiple dwellings at the Mackay Marina (Mackay Harbour).	No acceptable outcome prescribed.
PO2 Short-term accommodation is located: (a) in close proximity to, and has strong visual and physical connection with: (i) the Mackay Marina local centre; and (ii) open space adjoining Mackay Marina and Mulherin Park; and (b) on an arterial road, sub-arterial road, collector street or access street with a road reserve width of not less than 20 metres.	No acceptable outcome prescribed.
PO3 Non-residential activities, such as centre activities and community activities, are: (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary residential use (on the site); and (c) generate minimal impacts; and (d) located on the ground floor of buildings.	No acceptable outcome prescribed.
PO4 Port services at Mackay Marina maintain the visual and general amenity and public safety for adjoining and nearby residential development and publicly accessible areas.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO5 Development is serviced by all forms of urban infrastructure.	**AO5** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Built form and development intensity	
PO6 Building height and residential density: (a) utilises the strategic location of the site in close proximity to: (i) high value amenity elements and recreation opportunities provided by the Mackay Marina and Harbour Beach; and (ii) the mixed use local centre and employment area to the north; and (b) integrates with the intended high intensity built form of the area; and (c) does not: (i) form overdevelopment of the site; and (ii) challenge the primacy of the City Centre as the region's most intensely developed precinct.	**AO6.1** Buildings have a maximum height of 32 metres above ground level (10 storeys). **AO6.2** The maximum plot ratio is 2.5:1. **AO6.3** The minimum number of dwellings provided is the equivalent of 1 dwelling per every 75m^2 of site area.
PO7 Buildings are setback from road frontages to: (a) provide for landscaping between the building and the street; and (b) avoid buildings from being visually overbearing as viewed from the street.	**AO7** Minimum road frontage setbacks are within: (a) from arterial roads and sub-arterial roads – 10 metres; (b) from collector streets and access streets – 6 metres; and (c) from a rear laneway: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 6 metres where the wall height is more than 3.5 metres above ground level.

Performance outcomes	Acceptable outcomes
PO8 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO9 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO10 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO11 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.6 High impact industry zone code

6.2.6.1 Application

This code applies to assessing development in the High impact industry zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.6.2 Purpose

(1) The purpose of the high impact industry zone is to provide for:

- (a) high impact industry; and
- (b) other uses and activities that:
  - (i) support industry activities; and
  - (ii) do not compromise the future use of premises for industry activities.

Activities considered appropriate in this zone are defined as high impact industry in the schedule of definitions.

(2) The local government purpose of the zone code is to provide for large scale, medium and high impact industrial development, which make a significant contribution to the region's economy and employment base, at specific localities including:

- (a) Paget; McLennan Street, Ooralea; Harbour Road, North Mackay; and Brewers Road, Sarina; and
- (b) Sugar Mills at Racecourse, Marian, Sarina, Farleigh and Pleystowe.

The zone does not accommodate incompatible development, particularly sensitive land uses and non-industrial activities.

The High impact industry zone includes the Sugar mill precinct (precinct no. HI1) and the Air quality management precinct (precinct no. HI2).

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is large scale, medium and high impact industrial development and other complementary industrial activities; and
  - (ii) a limited range of small-scale non-industrial uses (excluding sensitive land uses) may be appropriate if these uses are:
    - (A) required to serve the needs of the local area; and
    - (B) located on prominent, highly accessible sites; and
    - (C) not affected by, or able to mitigate, impacts generated by surrounding industrial uses; and
  - (iii) development on land east of Horse and Jockey Road and north of Lagoon Creek operates effectively without trunk infrastructure; and
  - (iv) sensitive land uses are not located within the High impact industry zone; and
  - (v) the Sugar mill precinct (precinct no. HI1) primarily accommodates special industry for the purposes of sugar mill operations; and
  - (vi) the Air quality management precinct (precinct no. HI2) accommodates development that does not result in air emissions significantly affecting nearby sensitive land uses; and
- (b) Infrastructure:
  - (i) trunk infrastructure is not extended to service land east of Horse and Jockey Road and north of Lagoon Creek;
  - (ii) development is efficiently serviced by the full range of urban infrastructure networks; and

(iii) development maximises access to appropriate transport infrastructure relevant to the use (roads and railways); and

(c) Built form and development intensity:

(i) significant buildings optimise the use of the site, but also integrate with the built form of the area and do not constitute over-development of the site; and

(ii) road frontage setbacks:

(A) accommodate landscaping; and

(B) avoid buildings being visually overbearing; and

(iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.6.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.6.3.A – High impact industry zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 In areas other than the Sugar mill precinct (precinct no. HI1), the zone accommodates large scale, medium and high impact industrial development, such as: high impact industry, marine industry, medium impact industry, research and technology industry, special industry, transport depot and substation.	No acceptable outcome prescribed.
PO2 In areas other than the Sugar mill precinct (precinct no. HI1), the zone also accommodates: (a) other forms of industrial development such as: hardware and trade supplies (not containing a retail shop open to the general public), low impact industry, service industry and warehouse; and (b) other compatible uses requiring a location in the industry area such as: education establishment (specifically involving industry related training) and service station.	No acceptable outcome prescribed.
PO3 The Sugar mill precinct (precinct no. HI1) primarily accommodates special industry for the purposes of sugar mill operations. Substation is also an acceptable use in this precinct.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO4 The Air quality management precinct (precinct no. HI2): (a) does not accommodate Special industry; (b) accommodates industry activities that does not result in air emissions significantly affecting nearby sensitive land uses including the Ooralea investigation area.	No acceptable outcome prescribed.
PO5 Office areas and general retail or sales display areas that form part of an industrial development, are ancillary and subordinate to the primary industrial use.	**AO5** Offices and/or general retail or sales display areas, that form part of an industrial development, must: (a) be ancillary to the primary industrial use; and (b) have a gross floor area of not more than 10% of the total gross floor area of the development.
PO6 Special industry does not expose adjacent or surrounding uses, particularly sensitive land uses, to impacts that affect: (a) human health, wellbeing and amenity; and (b) human safety as a result of the risks posed by the type of use.	**AO6.1** In areas other than the Sugar mill precinct (precinct no. HI1), special industry is not located within 1,500 metres of: (a) an existing sensitive land use; and (b) a residential zone.
	AO6.2 Special industry takes all measures necessary to ensure safety risks and amenity nuisances are mitigated: (a) for employees on, and visitors to, the subject site; and (b) as experienced from adjoining and nearby sites.
PO7 Non-industrial activities, such as food and drink outlet, health care services, shop and emergency services are[12]: (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary industrial use of the area; and (c) are not affected by, or mitigate impacts, generated by surrounding industrial uses.	No acceptable outcome prescribed.

[12] Provisions focusing specifically on 'out-of-centre' centre activities and other non-industrial development are also provided in the relevant development codes (Part 9).

Performance outcomes	Acceptable outcomes
PO8 Sensitive land uses are not located in the High impact industry zone to: (a) protect the health and safety and amenity of sensitive land uses; and (b) maintain the operational efficiency and viability of industry activities.	No acceptable outcome prescribed.
Infrastructure	
PO9 Development is serviced by all forms of urban infrastructure.	**AO9** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road of an appropriate width; (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
PO10 Trunk infrastructure is not extended to service land east of Horse and Jockey Road and north of Lagoon Creek (the former 'Westline Drive-in' site) and the type of development on this land reflects this (operates effectively without trunk infrastructure).	**AO10** No acceptable outcome prescribed.
Built form and development intensity	
PO11 Building height and scale: (a) contributes toward the optimal use of the site; and (b) integrates with the built form of the area; and (c) does not form overdevelopment of the site.	**AO11.1** Buildings have a maximum height of 15 metres above ground level. **AO11.2** The maximum site cover of all buildings is 60% of the total site area.
PO12 Buildings are setback from road frontages to: (a) integrate with the streetscape of the area; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	**AO12** Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres.
PO13 Buildings are setback from side and rear boundaries to maintain views, privacy, access to natural light and visual amenity on adjoining sites zoned for sensitive land uses.	**AO13** The minimum setback for buildings from boundaries adjoining sites within a residential zone is 10 metres.

Performance outcomes	Acceptable outcomes
PO14 Industry activities in the Air quality management precinct (precinct no. HI2) are located, designed and operated to minimise potential air quality impacts on nearby sensitive land uses including the Ooralea investigation area.	**AO14.1** In the Air quality management precinct (precinct no. HI2), industry activities are located and designed so that: (a) external work and/or storage areas are located as far eastward on the site as possible; and (b) offices and other low impact activities are located on the western side of the site; and (c) openings to parts of the building containing work and/or storage areas face eastward.
	AO14.2 In the Air quality management precinct (precinct no. HI2), the manufacture, storage and/or use of hazardous materials takes place: (a) on the easternmost part of the site; and (b) within fully enclosed buildings that only have openings that face eastward[13].
PO15 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO16 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby sites containing an existing sensitive land use.	**AO16** Higher impact industrial development is separated from existing residential zones and sensitive land uses as per the following minimum separation distances: (a) special industry – 1,500 metres; and (b) high impact industry – 500 metres; and (c) medium impact industry – 250 metres.

[13] Unless it is demonstrated that this requirement is not possible due to safety requirements.

Performance outcomes	Acceptable outcomes
Environment	
PO17 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.7 Industry investigation zone code

6.2.7.1 Application

This code applies to assessing development in the Industry investigation zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.7.2 Purpose

(1) The purpose of the industry investigation zone is to identify and protect land that may be suitable for industry activities, subject to further planning and investigation.

(2) The local government purpose of the zone code is to:

(a) provide for low-intensity uses until land is required for the planned, co-ordinated, efficient and sequenced delivery of fully serviced and highly accessible industrial development located within the key urban areas of the region; and

(b) manage the timely and planned conversion of non-industrial land to industrial purposes in accordance with a development framework plan; and

(c) coordinate, integrate and efficiently provide trunk infrastructure in accordance with the priority infrastructure plan; and

(d) prevent or discourage development that is likely to compromise appropriate longer term land use.

The Industry investigation zone includes the Boundary Road east precinct (precinct no. II1), Cowleys Road precinct (precinct no. II2), Glenella precinct (precinct no. II3), Marian precinct (precinct no. II4), Paget south precinct (precinct no. II5) and Sarina precinct (precinct no. II6).

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Interim uses:

(i) until land is developed for industrial purposes, the predominant form of development within the zone is low-intensity rural uses with limited built form and infrastructure; and

(ii) the following types of development are avoided:

(A) sensitive land uses and/or large-scale non-industrial development that is likely to conflict with or compromise the full realisation of the land for industrial purposes; and

(B) development for industrial purposes that:

- is out of sequence with planned infrastructure provision and assumptions contained in the priority infrastructure plan; and
- cannot be serviced by the full range of urban infrastructure networks in a way that does not prevent or compromise the orderly and planned provision of trunk infrastructure networks to service the ultimate development in the area; and
- prevents or compromises the full realisation of the land for industrial purposes; and
- is premature or not required, in that it cannot be demonstrated that there is an overriding need for the development; and

(b) Development framework plans:

(i) development for industrial purposes must accord with a development framework plan over the site and all surrounding land zoned Industry investigation that provides for:

(A) co-ordinated, integrated and efficiently sequenced development and infrastructure provision across the development framework plan area; and

(B) effective integration with existing nearby industrial development; and

(ii) as a minimum, development framework plans identify the following over the development framework plan area: land uses, intended impact level of industrial development, appropriate separation distances from residential zones and existing sensitive land uses, key elements of the access network, efficient trunk infrastructure (including an infrastructure delivery strategy), open space areas and corridors, and development and infrastructure sequencing; and

(c) Industrial development:

(i) development for industrial purposes is provided in a planned, co-ordinated, integrated and efficiently sequenced manner in accordance with:

(A) the relevant local plan if applicable; and

(B) an approved development framework plan; and

(ii) development is efficiently serviced by the full range of urban infrastructure networks and provides for infrastructure services, in accordance with an approved infrastructure delivery strategy, relevant to the ultimate development in the development framework plan area; and

(iii) development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and

(iv) development creates new industrial areas that provide:

(A) opportunities for medium and high impact industry uses and/or low impact industry uses depending on the characteristics of the precinct and proximity to sensitive land uses; and

(B) appropriate separation and/or buffering from nearby sensitive land uses; and

(C) appropriate transport infrastructure relevant to the use (roads and rail lines); and

(D) internal access networks with:

- high level of internal connectivity; and
- integration with nearby industrial areas; and
- direct connection to an arterial road; and

(E) measures that maintain and respond to high value ecological features and physical constraints of the land; and

(F) high quality visual outcomes, particularly along adjoining arterial roads; and

(v) sensitive land uses avoid the Industry investigation zone:

(A) to avoid future land use conflicts and amenity impacts on the sensitive land use; and

(B) so the site and area can be fully utilised for future industrial development; and

(d) Precinct specific outcomes:

(i) Boundary Road east precinct (precinct no. II1):

(A) is developed as infrastructure is provided; and

(B) accommodates low, medium and/or high impact industry uses; and

(C) development provides high quality design outcomes and development that is not visually overbearing as viewed from Boundary Road east – an important gateway area for the city and region; and
(D) maintains a high level of amenity for nearby sensitive land uses; and
(E) does not adversely impact on, and is not adversely impacted by, the operations of Mackay Airport; and
(F) appropriately responds to environmental and land constraints; and
(G) provides an appropriate interface with the existing sports park to the south; and

(ii) Cowleys Road precinct (precinct no. II2):
(A) is developed as infrastructure is provided; and
(B) is not developed until such time as the various future ultimate road corridors and alignments have been finalised; and
(C) primarily accommodates low impact industry uses, particularly those which establish synergies with the nearby Central Queensland University Ooralea campus and trade training school; and
(D) maintains a high level of amenity for nearby sensitive land uses; and
(E) does not adversely impact on, and is not adversely impacted by, the operations of Racecourse Mill; and

(iii) Glenella precinct (precinct no. II3):
(A) is developed as infrastructure is provided; and
(B) primarily accommodates low impact industry uses; and
(C) integrates with industrial development east of Glenella Connection Road; and
(D) provides high quality built form along, and casual surveillance of, (old) Glenella Connection Road and the sport and recreation area adjoining Gooseponds Creek; and
(E) provides bicycle and pedestrian from Sugarshed Road and Fursden Creek in anticipation of the existing Fursden Creek Bridge ultimately becoming a bicycle and pedestrian only bridge; and

(iv) Marian precinct (precinct no. II4):
(A) is developed as infrastructure is provided; and
(B) accommodates a mix of low and appropriately located high impact industrial uses; and
(C) maintains a high level of amenity for nearby sensitive land uses; and
(D) does not adversely impact on, and is not adversely impacted by, the operations of the cane rail line; and

(v) Paget south precinct (precinct no. II5):
(A) is developed as infrastructure is provided; and
(B) accommodates a mix of low and appropriately located medium and high impact industrial uses; and
(C) integrates with the high impact industry area to the north through direct road access; and maintains a high level of amenity for nearby residential sites; and
(D) maintains a high level of amenity for nearby sensitive land uses; and
(E) does not adversely impact on, and is not adversely impacted by, the operations of the abattoir at Bakers Creek; and

(F) does not adversely impact on, and is not adversely impacted by, the North Coast railway by limiting the number of road crossings; and

(G) appropriately responds to environmental and land constraints; and

(H) does not adversely impact on the functionality and efficiency of the stormwater drainage area north of Cooks Lane; and

(vi) Sarina precinct (precinct no. II6):

(A) is developed as infrastructure is provided; and

(B) accommodates a mix of low and appropriately located medium and high impact industrial uses; and

(C) maintains a high level of amenity for nearby sensitive land uses; and

(D) does not adversely impact on, and is not adversely impacted by, the operations of the North Coast railway and cane rail line.

6.2.7.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.7.3.A – Industry investigation zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Interim uses	
PO1 Until land is developed for industrial purposes, the zone primarily accommodates a limited range of low intensity rural activities and associated uses that do not compromise: (a) the full realisation of the land for urban purposes; and (b) transport and utility infrastructure corridors and works required to serve the ultimate development.	**AO1.1** Interim uses consist of: (a) animal husbandry; or (b) cropping; or (c) dwelling house; or (d) home-based business; or (e) roadside stall; or (f) other uses where it is demonstrated that the use: (i) will not conflict with future development for industrial purposes; and (ii) will integrate with future development for industrial purposes or can be easily removed when land is required for development.
	AO1.2 Buildings associated with interim uses have a maximum height of 4.5 metres (1 storey) above ground level.
	AO1.3 The minimum setback for buildings from road frontage boundaries is: (a) 10 metres from an existing arterial road or sub-arterial road; and (b) 6 metres from an existing collector street or access street.

Performance outcomes	Acceptable outcomes
	AO1.4 The minimum setback for buildings from the centrelines of future roads as follows: (a) 200 metres from a future highway; and (b) 30 metres from a future arterial road; and (c) 25 metres from a future sub-arterial road; and (d) 20 metres from a future collector street.
Development framework plans	
PO2 Development for industrial purposes is supported by a development framework plan over the development framework plan area. The development framework plan area includes: (a) the site; and (b) adjoining sites within the Industry investigation zone; and (c) sites in the broader area the Industry investigation zone.	No acceptable outcome prescribed.
PO3 As a minimum, development framework plans identify the following over the development framework plan area: (a) land uses – mapped and written intent[14]; and (b) intended impact level of industrial development (i.e. low impact, medium impact, high impact or special industry); and (c) building height; and (d) arterial road, sub-arterial road and collector street layout[15]; and (e) public transport (bus) routes; and (f) key pedestrian and bicycle routes; and (g) details on the efficient provision and sequencing of trunk water, sewerage, transport, parkland and stormwater infrastructure required to service ultimate development in the development framework plan area, including a delivery strategy; and (h) open space areas and corridors; and (j) development sequencing according to: (i) feasible, orderly, planned and efficient infrastructure provision; and (ii) need for the development.	No acceptable outcome prescribed.

[14] Land use intents should be consistent with zones and zone precincts in the planning scheme.

[15] An indicative layout for access streets may also be requested, particularly where it is required that adjoining access streets continue into the site.

Performance outcomes	Acceptable outcomes
Development for industrial purposes – general	
PO4 Industrial development provides water supply, sewerage, road and stormwater infrastructure servicing the site in accordance with an approved infrastructure delivery strategy and with the capacity to service the ultimate development in the development framework plan area. Out of sequence development does not prejudice the efficient, orderly and planned provision of infrastructure to service the ultimate development in the development framework plan area.	No acceptable outcome prescribed.
PO5 Development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer.	No acceptable outcome prescribed.
PO6 Stormwater infrastructure and drainage corridors are provided in accordance with the adopted Stormwater Infrastructure Study relevant to the area.	No acceptable outcome prescribed.
PO7 Development creates fully serviced, strategically located and highly accessible industrial areas that: (a) are adequately separated and buffered from nearby sensitive land uses; and (b) use design measures to minimise noise, odour, dust, air emission, light or vibration impacts affecting adjoining or nearby properties within a residential zone and existing sensitive land uses; and (c) do not accommodate sensitive land uses in order to: (i) to avoid future land use conflicts and amenity impacts on the sensitive land use; and	**AO7.1** The predominant form of development in the zone is industrial development. **AO7.2** Sensitive land uses are not located within the Industry investigation zone. **AO7.3** Higher impact industrial development is separated from land within the residential zone and existing sensitive land uses as per the following minimum separation distances: (a) special industry - 1,500 metres; and (b) high impact industry - 500 metres; and (c) medium impact industry - 250 metres.

Performance outcomes	Acceptable outcomes
(ii) enable the full utilisation of the area for future industrial development; and (d) include open space areas and corridors; and (e) can potentially include a limited range of small-scale centre activities that: (i) fulfil a local need; and (ii) do not compete with or compromise the viability of multi-purpose centres and existing uses.	**AO7.4** Open space areas and corridors are provided: (a) along the watercourses and natural drainage lines; and (b) in low-lying areas subject to inundation; and (c) in areas containing remnant vegetation so that the vegetation can be retained; and (d) to continue open space areas and corridors from adjoining sites
	AO7.5 Centre activities: (a) fulfil a demonstrated need of the local area; and (b) have a maximum gross floor of 150m^2; and (c) do not compete with or compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area.
	AO7.6 Centre activities are located: (a) a minimum of 800 metres from an existing or planned multi-purpose centre or centre activity; and (b) on sub-arterial roads or collector streets and not on arterial roads or access streets.
PO8 Building height and scale: (a) contributes toward the optimal use of the site; and (b) integrates with the built form of the area; and (c) does not form overdevelopment of the site.	**AO8.1** In areas identified for high impact industry, buildings have a maximum height of 15 metres above ground level.
	AO8.2 In areas identified for low impact industry, buildings have a maximum height of 8.5 metres above ground level.
	AO8.3 The maximum site cover of all buildings is 60% of the total site area.

Performance outcomes	Acceptable outcomes
PO9 Street layouts, public transport routes and bicycle / pedestrian pathways provide: (a) provide safe and efficient access and have high levels of internal and external connectivity; and (b) co-ordinated and integrated access networks: (i) across sites within the development framework plan area; and (ii) between the development framework plan area and surrounding industrial areas.	**AO9.1** The road network provides: (a) co-ordinated and integrated access across sites and the throughout the development framework plan area; and (b) direct access to an arterial road without passing through a residential area; and (c) high levels of internal connectivity including avoiding the use of cul-de-sacs; and (d) high levels of external connectivity by having roads align with discontinued roads in industrial areas adjoining or opposite the site; and (e) provides highly accessible and efficient public transport route/s through the development framework plan area.
	AO9.2 Bicycle and pedestrian pathways are provided: (a) throughout the development framework plan area and form part of larger regional networks; and (b) along sub-arterial roads, collector streets and open space corridors; and (c) align with discontinued pathways adjoining or opposite the site.
PO10 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.
Development for urban purposes – Boundary Road east precinct (precinct no. II1)	
PO11 The Boundary Road east precinct (precinct no. II1) accommodates low, medium and/or high impact industrial development.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO12 Development presents high quality design and visual amenity outcomes as viewed from Boundary Road east, an important gateway area for the city and region, by: (a) ensuring that development in close proximity to Boundary Road east is not visually overbearing; and (b) providing low intensity uses adjacent to Boundary Road east; and (c) ensuring that development in close proximity to Boundary Road east is not visually overbearing; and (d) providing building activation and articulation along the Boundary Road East frontage; and (e) providing feature landscaping along Boundary Road east.	**AO12.1** Buildings within 50 metres of the Boundary Road east frontage do not exceed a height of 8.5 metres above ground level. **AO12.2** Industrial development provides the following along the Boundary Road east frontage: (a) administrative, training and/or customer service facilities; and (b) activation measures such as pedestrian entrances / doors, windows and balconies; and (c) articulation measures such as building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours; and (d) a minimum 3 metre wide landscaping strip containing feature planting.
PO13 Development for industrial purposes maintains a high level of amenity for adjoining sensitive land uses.	**AO13** Amenity impacts on any sensitive land uses on the Mackay Airport land are minimised by: (a) providing adequate separation distance and/or buffer elements between industrial development and adjoining residential uses; and (b) ensuring that industrial development is orientated away from adjoining residential uses and designed to mitigate potential impacts.
Development for urban purposes – Cowleys Road precinct (precinct no. II2)	
PO14 The Cowleys Road precinct (precinct no. II2) primarily accommodates low impact industrial development in order to: (a) provide high quality design outcomes and development that is not visually overbearing as viewed from Peak Downs Highway, Cowleys Road and Boundary Road; and (b) minimise potential land use conflicts with nearby sensitive land uses. Technology based industries and other industrial uses that establish synergies with the Central Queensland University Ooralea campus are particularly encouraged in this precinct.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO15 Development for industrial purposes maintains a high level of amenity for adjoining sensitive land uses.	**AO15** Amenity impacts on adjoining residential zoned sites fronting the Peak Downs Highway, Winifred Court, Tammy Court, Alan Court and Bernborough Avenue are minimised by: (a) providing adequate separation distance and/or buffer elements between industrial development and adjoining residential uses; and (b) ensuring that industrial development is orientated away from adjoining residential uses and designed to mitigate potential impacts.
Development for urban purposes – Glenella precinct (precinct no. II3)	
PO16 The Glenella precinct (precinct no. II3) primarily accommodates low impact industrial development[16] in order to: (a) provide high quality design outcomes and development that is not visually overbearing as viewed from Heaths Road, old Glenella Connection Road and new Glenella Connection Road; and (b) minimise potential land use conflicts with nearby sensitive land uses and outdoor sport and recreation uses.	No acceptable outcome prescribed.
PO17 Safe and attractive bicycle and pedestrian facilities along the (old) Glenella Connection Road frontage contributes toward a regional connection between the Glenella residential area and the Edmund Casey Bridge.	**AO17** Bicycle and pedestrian facilities are provided adjacent to the Glenella precinct (precinct no. II3) between Sugarshed Road and the Fursden Creek bridge as follows: (a) a 2.5 metre wide concrete footpath is provided along the western side of (old) Glenella Connection Road; and (b) shade trees are provided along the footpath; and (c) the section of (old) Glenella Connection Road to be closed for vehicles, is maintained for use by bicycles and pedestrians.
PO18 Public roads and active and articulated building frontages and landscaping provide high quality visual amenity and casual surveillance of: (a) the sport and recreation area adjacent to Gooseponds Creek; and (b) the bicycle and pedestrian pathway along Glenella Connection Road.	**AO18.1** A public road running east-west separates development for industrial purposes from the sport and recreation area adjacent to Gooseponds Creek.

[16] Refer to the provisions of the low impact industry zone code for detailed guidance on appropriate outcomes.

Performance outcomes	Acceptable outcomes
	AO18.2 Industrial development provides the following along the Glenella Connection Road frontage, and the frontage addressing the sport and recreation area adjacent to Gooseponds Creek: (a) administrative, training and/or customer service facilities; and (b) activation measures such as pedestrian entrances / doors, windows and balconies; and (c) articulation measures such as building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours; and (d) a minimum 3 metre wide landscaping strip containing feature planting is provided along the frontage.
Development for urban purposes – Marian precinct (precinct no. II4)	
PO19 The Marian precinct (precinct no. II4) primarily accommodates: (a) low impact industry development[17] that is located in the area adjacent to (but does not gain direct vehicular access from) Marian-Eton Road and in the north-eastern section of the site, in order to: (i) provide high quality design outcomes and development that is not visually overbearing as viewed from Marian-Eton Road; and (ii) minimise potential land use conflicts with sensitive land uses; and (b) medium and high impact industrial development[18] in the south-western part of the precinct.	**AO19.1** Medium and high impact industrial development is separated from residential zones in accordance with the following minimum separation distances: (a) high impact industry – 500 metres (b) medium impact industry – 250 metres. **AO19.2** Special industry is not provided within the Marian precinct (precinct no. II4).
PO20 Development for industrial purposes does not affect the operation of, or is not detrimentally affected by the cane rail line on the northern boundary of the precinct.	No acceptable outcome prescribed.

[17] Refer to the provisions of the Low impact industry zone code for detailed guidance on appropriate outcomes.
[18] Refer to the provisions of the High impact industry zone code for detailed guidance on appropriate outcomes.

Performance outcomes	Acceptable outcomes
Development for urban purposes – Paget south precinct (precinct no. II5)	
PO21 The Paget south precinct (precinct no. II5) primarily accommodates: (a) low impact industry development[19] that is located in the area adjacent to (but does not gain direct vehicular access from) the Bruce Highway and residential sites fronting Main Street, Bakers Creek, in order to: (i) provide high quality design outcomes and development that is not visually overbearing as viewed from the Bruce Highway; and (ii) minimise potential land use conflicts with existing sensitive land uses; and (b) medium and high impact industrial development[18] in the eastern part of the precinct.	**AO21.1** Medium and high impact industrial development is separated from residential zones in accordance with the following minimum separation distances: (a) high impact industry – 500 metres (b) medium impact industry – 250 metres. **AO21.2** Special industry is not provided within the Paget south precinct (precinct no. II5).
PO22 Development for industrial purposes maintains a high level of amenity for adjoining sensitive land uses.	**AO22** Amenity impacts on adjoining residential zoned sites west of the Bruce Highway and fronting Main Street, Bakers Creek are minimised by: (a) providing adequate separation distance and/or buffer elements between industrial development and adjoining residential uses; and (b) ensuring that industrial development is orientated away from adjoining residential uses and designed to mitigate potential impacts.
PO23 The access network provides: (a) a high level of internal connectivity; and (b) external connectivity via: (i) Connors Road for sites east of the North Coast railway; and (ii) Cooks Lane / Main Street or the extension of Stockroute Road for sites west of the North Coast railway.	**AO23** A north-south collector street (industrial): (a) extends south of Cooks Lane; and (b) services all Industry investigation zoned properties south of Cooks Lane and to the east of the North Coast railway; and (c) aligns with Connors Road serving the high impact industry area to the north, and creates an appropriately designed intersection with the extension of Stockroute Road.
PO24 Development for industrial purposes does not affect the operation of the North Coast railway.	**AO24** In relation to level crossing points over the North Coast railway: (a) the level crossing on Cooks Lane is closed in favour of a new crossing point on the extension of Stockroute Road; and (b) no other crossing points over the North Coast railway are provided.

[19] Refer to the provisions of the Low impact industry zone code for detailed guidance on appropriate outcomes.

Performance outcomes	Acceptable outcomes
PO25 Development does not adversely impact on the functionality and efficiency of the stormwater drainage area north of Cooks Lane.	No acceptable outcome prescribed.
Development for urban purposes – Sarina precinct (precinct no. II6)	
PO26 The Sarina precinct (precinct no. II6) primarily accommodates: (a) low impact industry development[20] that is located in the area adjacent to (but does not gain direct vehicular access from) the Bruce Highway and Sarina-Homebush Road in order to: (i) provide high quality design outcomes and development that is not visually overbearing as viewed from the Bruce Highway; and (ii) minimise potential land use conflicts with existing sensitive land uses; and (b) medium and high impact industrial development[20] in the middle western part of the precinct.	**AO26.1** Medium and high impact industrial development is separated from residential zones in accordance with the following minimum separation distances: (a) high impact industry – 500 metres (b) medium impact industry – 250 metres. **AO26.2** Special industry is not provided within the Sarina precinct (precinct no. II6).
PO27 Development for industrial purposes does not affect the operation of, or is not detrimentally affected by: (a) the North Coast railway to the west of the precinct; and (b) the cane rail line on the south-western boundary of the precinct.	No acceptable outcome prescribed.

[20] Refer to the provisions of the Low impact industry zone code for detailed guidance on appropriate outcomes.

6.2.8 Local centre zone code

6.2.8.1 Application

This code applies to assessing development in the Local centre zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.8.2 Purpose

(1) The purpose of the local centre zone is to provide for:

- (a) a limited variety of commercial, community and retail activities to service local residents; and
- (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.

(2) The local government purpose of the zone code is to provide for centre activities, community activities and other compatible uses that form compact, vibrant, attractive and pedestrian-orientated multi-purpose centres and activity nodes serving the surrounding local area. Local centres include:

- (a) strategic local centres – strategically important centres that serve a specific local catchment, not otherwise served by a multipurpose centre including:
  - (i) Blacks Beach local centre; and
  - (ii) Bucasia local centre; and
  - (iii) Mackay Marina local centre, which also performs a tourism and regional leisure function; and
  - (iv) Mirani local centre; and
  - (v) Ooralea east local centre; and
  - (vi) Sarina Beach Road local centre; and
  - (vii) Slade Point local centre; and
- (b) existing local centres – centres that complement a larger nearby multi-purpose centres including:
  - (i) Blacks Beach Road east (Blacks Beach) local centre; and
  - (ii) Celeber Drive (Andergrove) local centre; and
  - (iii) Evan Street (South Mackay) local centre; and
  - (iv) Gasworks (Shakespeare Street, Mackay) local centre; and
  - (v) George Street (Mackay) local centre; and
  - (vi) Martins Corner (Shakespeare Street, Mackay) local centre; and
  - (vii) Moore Street (Mackay) local centre; and
  - (viii) Pheasant Street (Slade Point) local centre; and
  - (ix) Ungerer Street (North Mackay) local centre.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Centre role and function:
  - (i) strategic local centres are larger than existing local centres and neighbourhood centres, but subordinate to district centres, major centres and the principal centre (Mackay city centre); and
  - (ii) existing local centres are larger than neighbourhood centres but subordinate to strategic local centres, district centres, major centres and the principal centre (Mackay city centre); and
  - (iii) strategic and existing local centres generally serve the suburb surrounding the centre. The Mackay Marina local centre also services tourism, leisure and port related activities; and

(iv) the total gross floor area of centre activities is up to 5,000m^2 in strategic local centres (up to 7,000m^2 in the Sarina Beach local centre) and 2,500m^2 in existing local centres; and

(v) local centres are strengthened as local activity nodes; and

(vi) local centres accommodate mostly small scale services and facilities, suitable for serving the intended catchment; and

(b) Uses:

(i) local centres accommodate a range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, employment and other opportunities; and

(ii) local centres contain the following types of uses:

(A) centre activities: convenience services and limited weekly services (medium size supermarkets, limited specialty stores and personal services); and

(B) community activities: local community facilities; and

(C) residential development: limited medium density residential development where it can be mixed with centre activities; and

(D) tourism and port orientated activities at Mackay Marina local centre; and

(iii) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and

(c) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks; and

(d) Accessibility:

(i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and

(ii) the pedestrian access network to and within the centre is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and

(iii) footpaths, cycle lanes and end of trip facilities throughout the centre provide a high level of accessibility for pedestrians and cyclists; and

(iv) high quality public transport facilities including interchanges are provided at key locations (convenient for users) in local centres to facilitate efficient public transport services to the centre; and

(v) arterial roads and sub-arterial roads adjacent to local centres facilitate high traffic volumes; and

(vi) other streets within local centres facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and

(e) Built form and public realm:

(i) built form layout and design is integrated with adjoining and nearby development within the centre; and

(ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:

(A) the region's tropical climate; and

(B) the local centre's urban and landscape setting; and

(iii) buildings address the public realm by providing street orientated and articulated frontages at a human scale; and

(iv) development effectively integrates with surrounding urban form; and

(f) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(g) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.8.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.8.3.A – Local centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role and function	
PO1 Development in local centres: (a) fulfils, but does not exceed, the needs of the relevant catchment: (i) Blacks Beach local centre: Blacks Beach, Dolphin Heads and Eimeo; (ii) Bucasia local centre: Bucasia; or (iii) Mackay Marina local centre: Mackay Harbour and tourism, leisure and port related activities; or (iv) Mirani local centre: Mirani; or (v) Ooralea East local centre: eastern part of Ooralea and western part of Paget; or (vi) Sarina Beach Road local centre: northern part of Sarina; or (vii) Slade Point local centre: Slade Point; or (viii) the residential neighbourhood immediately surrounding the existing local centre; and (b) does not compete with or compromise the viability, role or function of other strategic local centres, district centres, major centres or the principal centre (Mackay city centre).	**AO1.1** Centre activities do not exceed a total gross floor area of[21]: (a) up to a total of 5,000m^2 in the Blacks Beach local centre; or (b) 0.35 times the area of the site in the Bucasia local centre; or (c) 0.45 times the area of the site in the Mackay Marina local centre; or (d) 0.2 times the area of the site in the Mirani local centre; or (e) 0.25 times the area of the site in the Ooralea East local centre; or (f) up to 7,000m^2 in the Sarina Beach Road local centre; (g) up to a total of 5,000m^2 in the Slade Point local centre; or (h) up to a total of 2,500m^2 in existing local centres.
	AO1.2 Office uses do not exceed: (a) a maximum gross floor area of 200m^2; and (b) a maximum height of 6m above ground level (1 storey).
	AO1.3 Full-sized supermarkets, showrooms, discount department stores and department stores are not located in local centres.
Uses	
PO2 Local centres accommodate a range of uses enabling the creation of vibrant activity nodes providing local services and employment.	**AO2.1** Local centres accommodate a mix of the following uses: (a) centre activities, small scale and low-intensity offices and market; and (b) community activities and childcare centre; and (c) recreation activities and park; and (d) service industry, car wash and service station; and (e) other compatible uses.

[21] The gross floor area of uses on the site other than centre activities, such as community activities or multiple dwelling activities, are not included in the calculation.

Performance outcomes	Acceptable outcomes
	AO2.2 In addition to the uses set out in AO2.1, Mackay Marina local centre accommodates: (a) vehicle hire premises (covered by the "outdoor sales" use definition); and (b) port service; and (c) short-term accommodation.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	**AO3** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	**AO4** Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between two or more sites); rather than gaining direct vehicular access from arterial roads, sub-arterial roads and key active frontage streets[22].
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO6 Building height respects and integrates with surrounding built form.	**AO6** Building height does not exceed a maximum building height of: (a) 11 metres above ground level (3 storeys) in the Mackay Marina local centre; and (b) 8.5 metres above ground level (2 storeys) in all other local centres.
PO7 Key active frontage streets provide: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles	**AO7.1** Street-orientated development is provided along key active frontage streets[22].

[22] "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
	AO7.2 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO8 Buildings are setback from road frontages to: (a) provide street-orientated development on key active frontage streets; and (b) enable buildings to effectively address and engage with other streets; and (c) provide a human scale streetscape and not be visually overbearing.	**AO8.1** On key active frontage streets: (a) the minimum setback is 0 metres; and (b) the maximum setback is 2.5 metres.
	AO8.2 On 'non-key active frontage streets': (a) the minimum setback is 0 metres; and (b) the maximum setback is 14 metres.
	AO8.3 The minimum setbacks from rear laneways are as follows: (a) 0 metres where the wall height is 4.5 metres or less above ground level; and (b) 3 metres where the wall height is more than 4.5 metres above ground level.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO10 Development strengthens the centre's sense of place and identity by maintaining and/or creating visual connections with nearby built and landscape elements.	**AO10** Development maintains and/or creates views and vistas of the following from roads and other public space areas: (a) Mackay Marina local centre: Mackay Marina and adjoining open space and infrastructure associated with the Port of Mackay; and (b) Martins Corner local centre: Mackay showground; and (c) Mirani local centre: Pioneer River and adjoining open space; and (d) Ungerer Street (North Mackay) local centre: Vines Creek estuary and adjoining open space.
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO12 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO13 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.9 Low density residential zone code

6.2.9.1 Application

This code applies to assessing development in the Low density residential zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.9.2 Purpose

(1) The purpose of the low density residential zone is to provide for:

- (a) a variety of low density dwelling types, including dwelling houses; and
- (b) community uses and small-scale services, facilities and infrastructure, to support local residents.

(2) The local government purpose of the zone code is to provide for low intensity residential development in locations that are:

- (a) not in close proximity to important multi-purpose centres or public transport corridors; or
- (b) otherwise not considered suitable for higher density residential development.

The zone also provides for appropriately located low-medium intensity residential development and a limited range of small scale, low intensity and compatible non-residential activities.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is low density residential development such as dwelling houses, and appropriately located multiple dwelling activities; and
  - (ii) a limited range of small-scale and low intensity non-residential uses may be appropriate if these uses are:
    - (A) required to serve the needs of the local area; and
    - (B) located on prominent, highly accessible sites; and
    - (C) consistent with the amenity and character of the surrounding urban area; and
- (b) Infrastructure:
  - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
- (c) Built form and development intensity:
  - (i) low rise buildings integrate with the character and amenity of the local area; and
  - (ii) residential development is predominantly low density, however, low-medium density residential is suitable on sites in close proximity to centres and other key activity nodes, public transport services or recreation opportunities; and
  - (iii) road frontage setbacks:
    - (A) contribute to the open, low-intensity character of the local area; and
    - (B) accommodate landscaping; and
    - (C) provide privacy for buildings; and
    - (D) avoid buildings being visually overbearing; and
  - (iv) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.9.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.9.3.A – Low density residential zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates low density residential development such as dwelling houses.	No acceptable outcome prescribed.
PO2 Multiple dwelling activities are located in close proximity to either: (a) a multi-purpose centre or other key activity node such as the Base Hospital or Mater Hospital; or (b) existing centre activity or community activity; or (c) a public transport route or usable open space[23].	No acceptable outcome prescribed.
PO3 Non-residential activities, such as centre activities and community activities, are[24]: (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary residential character of the area; and (c) generate minimal impacts.	No acceptable outcome prescribed.
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure.	**AO4** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.

[23] Refer to Schedule 1 for definition of "usable open space".

[24] Provisions focusing specifically on 'out-of-centre' non-residential development are also provided in the relevant development codes (part 9).

Performance outcomes	Acceptable outcomes
Built form and development intensity	
PO5 Building height and residential density: (a) integrates with the low-rise and low intensity built form of surrounding residential areas; and (b) does not form overdevelopment of the site.	**AO5.1** Buildings have a maximum height of 8.5 metres above ground level (2 storeys). **AO5.2** The maximum plot ratio is 0.5:1.
PO6 Buildings are setback from road frontages to: (a) contribute to the open, low-intensity character of the surrounding residential area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	**AO6** Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets – 6 metres; and (c) from access streets: (i) 6 metres for garages, outbuildings and carports; and (ii) 4.5 metres for other parts of the building; and (d) from rear laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level.
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO8 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO9 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO10 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.10 Low impact industry zone code

6.2.10.1 Application

This code applies to assessing development in the Low impact industry zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.10.2 Purpose

(1) The purpose of the low impact industry zone is to provide for:

- (a) service industry and low impact industry; and
- (b) other uses and activities that:
  - (i) support the industry activities; and
  - (ii) do not compromise the future use of premises for industry activities.

(2) The local government purpose of the zone code is to provide for low impact industrial development, which provides services and employment for local areas and in some cases a transition between the High impact industry zone and residential zones, in the following locations:

- (a) Cremorne – Cremorne Street and Palm Street;
- (b) Glenella – Heaths Road/Glenella Connection Road;
- (c) Mackay city centre – eastern part, and southern part;
- (d) Mackay Harbour – Harbour Road and Mulherin Drive;
- (e) Mirani – Clive Rogers Drive;
- (f) North Eton – Marian-Eton Road;
- (g) North Mackay – Hamilton Street;
- (h) Paget – northern part, and Farrellys Road;
- (i) Racecourse – Cowleys Road;
- (j) Range Road – Sarina;
- (k) Rural View – Carl Street/Arana Drive;
- (l) Sarina – Sarina Beach Road;
- (m) Slade Point – Lester Hansen Street/David Muir Street;
- (n) South Mackay – Paradise Street and Archibald Street; and
- (o) West Mackay – Cemetery Road and Nebo Road (southern end at the “city gates”).

The zone also provides for a limited range of small scale and compatible activities. The zone does not accommodate incompatible development, particularly sensitive land uses.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is low impact industrial development and other complementary activities; and
  - (ii) a limited range of small-scale non-industrial uses (not including sensitive land uses) may be appropriate if these uses are:
    - (A) required to serve the needs of the local area; and
    - (B) located on prominent, highly accessible sites; and
    - (C) not affected by, or able to mitigate, impacts generated by surrounding industrial uses; and
  - (iii) sensitive land uses (other than caretaker’s accommodation) are not located within the Low impact industry zone; and

(b) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks; and

(ii) development maximises access to appropriate transport infrastructure relevant to the use (roads and railways).

(c) Built form and development intensity:

(i) buildings integrate with the built form of the area and do not constitute over-development of the site; and

(ii) road frontage setbacks:

(A) accommodate landscaping; and

(B) avoid buildings being visually overbearing; and

(iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.10.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.10.3.A – Low impact industry zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates: (a) low impact industrial development such as: hardware and trade supplies (not containing a retail shop open to the general public), low impact industry, research and technology industry, service industry and warehouse; and (b) marine industry; and (c) other compatible uses appropriately located in the industry area such as: education establishment (specifically involving industry related training) and service station and outdoor sales; and (d) minor extensions to existing transitional or support uses such as tourist parks.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO2 Office areas and general retail or sales display areas that form part of an industrial development, are ancillary and subordinate to the primary industrial use.	**AO2** Offices and/or general retail or sales display areas, that form part of an industrial development, must: (a) be ancillary to the primary industrial use; and (b) have a gross floor area of not more than 10% of the total gross floor area of the development.
PO3 Non-industrial activities, such as food and drink outlet, health care services, shop and emergency services are[25]: (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary industrial use of the area; and (c) are not affected by, or mitigate impacts, generated by surrounding industrial uses.	No acceptable outcome prescribed.
PO4 Development involving sensitive land uses (other than caretaker's accommodation) and industrial development generating medium, high and very high impacts avoid the zone in order to: (a) protect the health and safety and amenity of sensitive land uses; and (b) maintain the operational efficiency and viability of low impact industry activities.	**AO4** The following uses are not located on land within the Low impact industry zone: (a) sensitive land uses; and (b) high impact industry; and (c) medium impact industry; and (d) special industry; and (e) transport depot; and (f) other industrial activities generating medium or high intensity impacts.
Infrastructure	
PO5 Development is serviced by all forms of urban infrastructure.	**AO5** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Built form and development intensity	
PO6 Building height and scale: (a) integrates with the built form of the area; and (b) does not form overdevelopment of the site.	**AO6.1** Buildings have a maximum height of 8.5 metres above ground level.

[25] Provisions focusing specifically on 'out-of-centre' centre activities and other non-industrial development are also provided in the relevant development codes (Part 9).

Performance outcomes	Acceptable outcomes
	AO6.2 The maximum site cover of all buildings is 60% of the total site area.
PO7 Buildings are setback from road frontages to: (a) integrate with the streetscape of the area; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	**AO7** Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres.
PO8 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
PO9 Development fronting Boundary Road East, Paget presents high quality design and visual amenity outcomes as viewed from Boundary Road East, an important gateway area for the city and region, by: (a) ensuring that development in close proximity to Boundary Road East is not visually overbearing; and (b) providing low intensity uses adjacent to Boundary Road East; and (c) ensuring that development in close proximity to Boundary Road East is not visually overbearing; and (d) providing building activation and articulation along the Boundary Road East frontage; and (e) providing feature landscaping along Boundary Road East.	**AO9** Industrial development provides the following along the Boundary Road East frontage: (a) administrative, training and/or customer service facilities; and (b) activation measures such as pedestrian entrances / doors, windows and balconies; and (c) articulation measures such as building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours; and (d) a minimum 3 metre wide landscaping strip containing feature planting.

Performance outcomes	Acceptable outcomes
Amenity	
PO10 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby sites containing an existing sensitive land use.	No acceptable outcome prescribed.
Environment	
PO11 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.11 Major centre zone code

6.2.11.1 Application

This code applies to assessing development in the Major centre zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.11.2 Purpose

(1) The purpose of the major centre zone is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

(2) The local government purpose of the zone code is to provide for a diverse range of centre activities, community activities, multiple dwelling activities and other compatible uses that form compact, vibrant, attractive and pedestrian orientated multi-purpose centres, and activity hubs serving the surrounding sub-regional area. Major centres include:

- (a) Mount Pleasant major centre;
- (b) Rural View major centre; and
- (c) Sarina major centre.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Centre role and function:
  - (i) major centres are:
    - (A) larger and more accessible, diverse and intensely developed than district centres, local centres and neighbourhood centres; and
    - (B) subordinate to the principal centre (Mackay city centre); and
  - (ii) major centres serve the following catchments:
    - (A) Mount Pleasant: Mackay inner and middle northern suburbs (Andergrove, Beaconsfield, Cremorne, Glenella, Mackay Harbour, Mount Pleasant, North Mackay, Richmond (south of Mackay-Habana Road) and Slade Point), and rural communities to the north; and
    - (B) Rural View: Mackay's northern beaches suburbs (Blacks Beach, Bucasia, Dolphin Heads, Eimeo, Richmond (north of Mackay-Habana Road) and Shoal Point); and
    - (C) Sarina: Sarina, Sarina's coastal communities (Alligator Creek, Armstrong Beach, Campwin Beach, Freshwater Point, Grasstree Beach, Hay Point, Sarina Beach) and rural communities to the south; and
  - (iii) the total gross floor area of centre activities is up to:
    - (A) 130,000m^2 in Mount Pleasant major centre; and
    - (B) 60,000m^2 in Rural View major centre; and
    - (C) 30,000m^2 the Sarina major centre; and
  - (iv) major centres are strengthened as important sub-regional activity nodes; and
  - (v) major centres accommodate a mixture of sub-regional, high intensity and complementary small scale services and facilities; and
- (b) Uses:
  - (i) major centres accommodate a diverse range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, employment, residential and recreation opportunities; and
  - (ii) major centres contain the following types of uses:

(A) centre activities:
- comparison, weekly and convenience services (discount department stores, full-size supermarkets and a full range of specialty stores and personal services); and
- small scale and low intensity offices and professional and service businesses; and
- entertainment and leisure facilities and services; and

(B) community activities: sub-regional community facilities and a full range of local community facilities; and

(C) residential development: medium-high density residential development and short-term accommodation; and

(iii) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and

(c) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks; and

(d) Accessibility:

(i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and

(ii) strong connections are provided between the separate areas of the Mount Pleasant major centre (Mount Pleasant Shopping Centre, Mount Pleasant Plaza, Greenfields, Highway Plaza, North Point Retail, Kay Court, Willets Road and Discovery Lane-Mater Hospital); and

(iii) the pedestrian access network to and within the centre is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and

(iv) footpaths, cycle lanes and end of trip facilities throughout the centre provide a high level of accessibility for pedestrians and cyclists; and

(v) high quality public transport facilities including interchanges are provided at key locations (convenient for users) in major centres to facilitate efficient public transport services to, and through, the centre; and

(vi) arterial roads and sub-arterial roads adjacent to and through major centres facilitate high traffic volumes; and

(vii) other streets within major centres facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and

(e) Built form and the public realm:

(i) built form layout and design is integrated with adjoining and nearby development within the centre; and

(ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:

(A) the region's tropical climate; and

(B) the major centre's urban and landscape setting; and

(iii) buildings address the public realm by providing active and articulated frontages at a human scale; and

(iv) development is of a higher intensity than the surrounding urban area, but it respects and integrates with the surrounding urban area's established layout, character and visual amenity; and

(v) public realm treatments across each major centre are varied according to the type and/or location of the street or public open space but also have common unifying elements; and

(f) Amenity:

(i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and

(g) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.11.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.11.3.A – Major centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role and function	
PO1 Development in major centres: (a) fulfils, but does not exceed, the needs of the relevant catchment: (i) Mount Pleasant major centre: Andergrove, Beaconsfield, Cremorne, Glenella, Mackay Harbour, Mount Pleasant, North Mackay, Richmond (south of Mackay-Habana Road), Slade Point and rural communities to the north; or (ii) Rural View major centre: Shoal Point, Bucasia, Eimeo, Dolphin Heads, Blacks Beach and Rural View; or (iii) Sarina major centre: Sarina, Alligator Creek, Armstrong Beach, Campwin Beach, Freshwater Point, Grasstree Beach, Hay Point, Sarina Beach and rural communities to the south; and (b) does not compete with or compromise the viability, role or function of other district centres, major centres or the principal centre (Mackay city centre).	**AO1.1** Centre activities do not exceed a total gross floor area of: (a) 0.35 times the area of the site in the Mount Pleasant major centre; or (b) 0.5 times the area of the site in the Rural View major centre; or (c) 0.4 times the area of the site in the Sarina major centre. **AO1.2** Office uses do not exceed: (a) a maximum gross floor area of 500m^2; and (b) a maximum height of 8.5m above ground level (2 storeys). **AO1.3** Development involving a total gross floor area of over 2,000m^2 in Sarina major centre demonstrates that: (a) the development is needed to service the relevant catchment; and (b) the development will not undermine the role, function and viability of other multi-purpose centres.

Performance outcomes	Acceptable outcomes
Uses	
PO2 Major centres accommodate a diverse range of uses enabling the creation of vibrant and diverse activity nodes providing service, employment, residential and recreation opportunities.	**AO2.1** Major centres accommodate a mix of the following uses: (a) centre activities, small scale and low intensity offices, outdoor business activities, hotel and market; and (b) community activities and childcare centre; and (c) multiple dwelling activities and short-term accommodation; and (d) recreation activities, major sport, recreation and entertainment facility and park; and (e) service industry, car wash, parking station and service station; and (f) other compatible uses.
	AO2.2 Department stores are not located in major centres.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	**AO3** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	**AO4.1** Development does not gain direct vehicular access from[26]: (a) Mackay–Bucasia Road, Malcomson Street, Bruce Highway, Heaths Road or Sams Road in the Mount Pleasant major centre; and (b) Mackay-Bucasia Road and Eimeo Road in the Rural View major centre.
	AO4.2 Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between two or more sites); rather than gaining direct vehicular access from: • Broad Street and Central Street in Sarina; and • key active frontage streets[27].

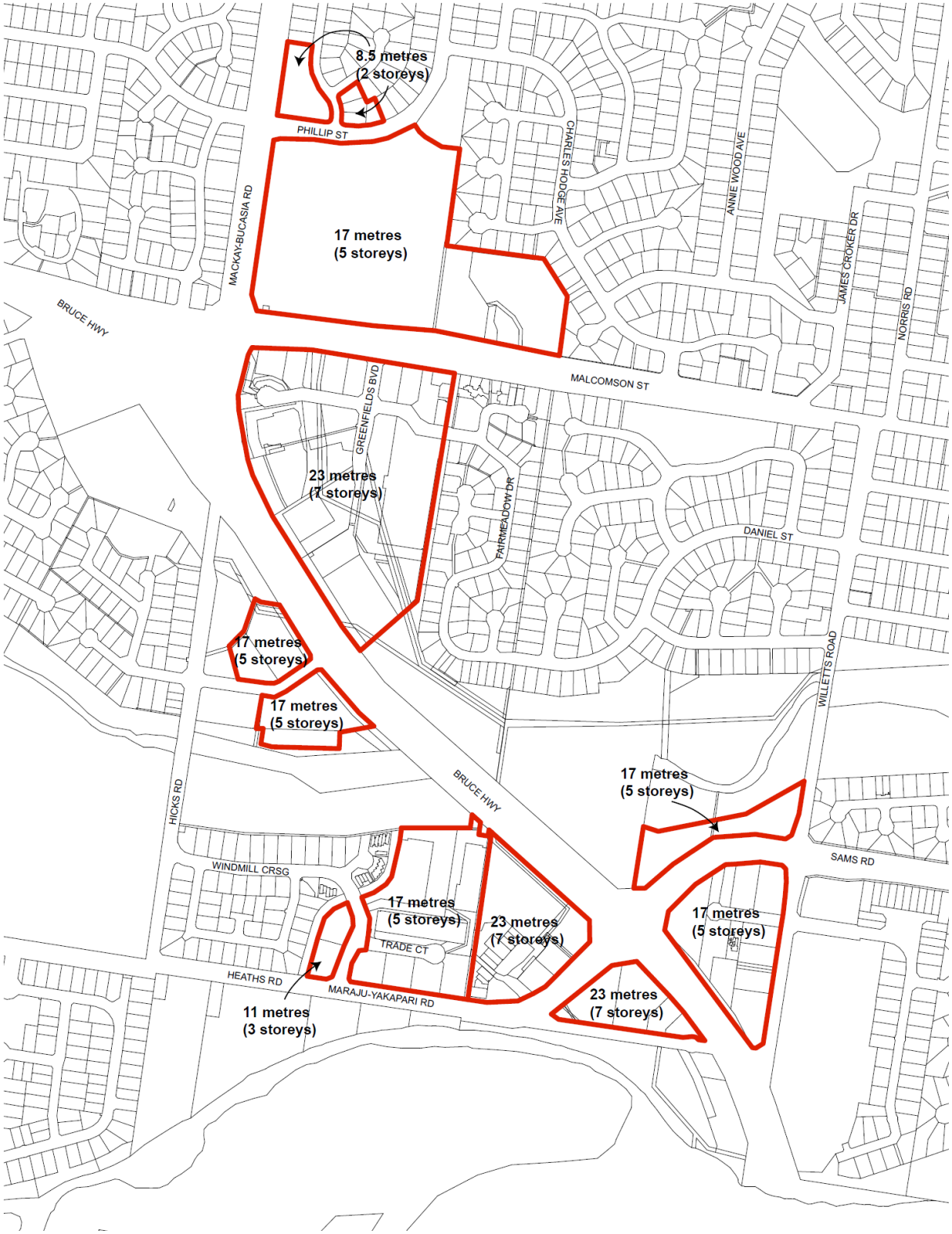
[26] Does not apply to existing and approved access points
[27] "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO6 Building height reflects the intensity and prominence of major centres as sub-regional activity nodes including residential uses but also respects and integrates with surrounding low-rise and low-intensity built form.	**AO6** Building height does not exceed the following maximum building heights: (a) as identified on Figure 6.2.10.3.A – Major centre zone – maximum building heights – Mount Pleasant; and (b) 17 metres above ground level (5 storeys) in the Rural View major centre; and (c) 14 metres (4 storeys) above ground level in the Sarina major centre.
PO7 Key active frontage streets provide (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles.	**AO7.1** Street-orientated development is provided along existing key active frontage streets[27]. **AO7.2** The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO8 Buildings are setback from road frontages to: (a) provide street-orientated development on key active frontage streets; and (b) enable buildings to effectively address and engage with other streets; and (c) provide a human scale streetscape and not be visually overbearing.	**AO8.1** On key active frontage streets: (a) the minimum setback for the podium (maximum height 8.5 metres above ground level (2 storeys)) is 0 metres; and (b) the maximum setback for the podium is 2.5 metres; and (c) the minimum setback for parts of the building above the podium is: (i) 3 metres from the front edge of the podium to the front edge of a balcony; and (ii) 6 metres from the front edge of the podium to the building wall.

Performance outcomes	Acceptable outcomes
	AO8.2 On 'non-key active frontage streets': (a) the minimum setback for the podium (maximum height 8.5 metres above ground level (2 storeys)) is 0 metres; and (b) the maximum setback for the podium is 14 metres; and (c) the minimum setback for parts of the building above the podium is: (i) 3 metres from the front edge of the podium to the front edge of a balcony; and (ii) 6 metres from the front edge of the podium to the building wall.
	AO8.3 The minimum setbacks from rear laneways are as follows: (a) 0 metres where the wall height is 4.5 metres or less above ground level; and (b) 3 metres where the wall height is more than 4.5 metres above ground level.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
PO10 Development strengthens the centre's sense of place and identity by maintaining and/or creating visual connections with nearby built and landscape elements	**AO10** Development maintains and/or creates views and vistas of the following from roads and other public space areas: (a) Mount Pleasant major centre: Pioneer River, Gooseponds Creek and surrounding hills; and (b) Rural View major centre: McCreadys Creek open space area and surrounding hills; and (c) Sarina major centre: surrounding hills and Plane Creek Mill.

Performance outcomes	Acceptable outcomes
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO12 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO13 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Figure 6.2.11.3.A – Major centre zone – maximum building heights – Mount Pleasant



6.2.12 Medium density residential zone code

6.2.12.1 Application

This code applies to assessing development in the Medium density residential zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.12.2 Purpose

(1) The purpose of the medium density residential zone is to provide for:

- (a) medium density multiple dwellings; and
- (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.

(2) The local government purpose of the zone code is to provide for low-medium and medium intensity residential development within key urban areas at locations which possess one or a combination of the following attributes:

- (a) in close proximity to important multi-purpose centres (principal, major, district and certain local centres) and other activity hubs, including:
  - (i) Mackay city centre (principal centre); and
  - (ii) Mount Pleasant, Rural View and Sarina major centres; and
  - (iii) Andergrove, Marian, North Mackay, West Mackay (Fourways and Parkside) and Walkerston district centres; and
  - (iv) Sarina Beach Road (Sarina), Blacks Beach, Bucasia, Mirani, Celeber Drive (Andergrove) local centres; and
  - (v) Mackay Base Hospital (West Mackay); and
- (b) along important public transport corridors, including: Bridge Road, Glenpark Street, Holland Street, Juliet Street, Malcomson Street and Paradise Street; and
- (c) nodes (rather than linear development) in close proximity to high quality amenity and recreation elements, including: Alexandra Street (addressing Mackay Regional Botanic Gardens), Bucasia Beach, Blacks Beach, Dolphin Heads, Glenella, Iluka / Illawong Beaches and Slade Point.

The zone also provides for short-term accommodation and a limited range of small scale, low intensity and compatible non-residential activities.

The zone includes the Low-medium density precinct (precinct no. MD1), General medium density precinct (precinct no. MD2) and Multi-storey medium density precinct (precinct no. MD3).

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is low-medium and medium density residential development; and
  - (ii) the zone also accommodates short-term accommodation in the Multi-storey medium density precinct (precinct no. MD3) on sites:
    - (A) in close proximity to centres or other activity hubs and/or elements of high amenity and recreation value; and
    - (B) that are prominently located and highly accessible; and
  - (iii) a limited range of small-scale and low intensity non-residential uses may be appropriate if these uses are:
    - (A) required to serve the needs of the local area; and
    - (B) located on prominent, highly accessible sites; and

(C) consistent with the amenity and character of the surrounding urban area; and

(b) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks; and

(c) Built form and development intensity:

(i) in the Low-medium density precinct (precinct no. MD1) and General medium density precinct (precinct no. MD2), low rise buildings integrate with the character and amenity of the local area; and

(ii) in the Multi-storey medium density precinct (precinct no. MD3), medium rise buildings reflect the site's strategic location but has a lesser development intensity than buildings in the High density residential zone, Major centre zone and Principal centre zone (Mackay city centre); and

(iii) low-medium density residential development is provided in the Low-medium density precinct (precinct no. MD1) and medium density residential development is provided in the General medium density precinct (precinct no. MD2) and Multi-storey medium density precinct (precinct no. MD3); and

(iv) road frontage setbacks are small enough to enable the development to effectively interact with the street but large enough to accommodate landscaping and avoid buildings being visually overbearing; and

(v) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.12.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.12.3.A – Medium density residential zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates low-medium and medium density residential development including: (a) multiple dwelling activities and dwelling houses in the Low-medium density precinct (precinct no. MD1) and the General medium density precinct (precinct no. MD2); and (b) multiple dwelling activities, with the exception of dual occupancy, in the Multi-storey medium density precinct (precinct no. MD3).	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO2 Short-term accommodation is located in the Multi-storey medium density precinct (precinct no. MD3) and has strong visual and physical connection with the nearby: (a) principal centre, major centre, district centre or hospital; and (b) public transport corridor; or (c) beach / coastline or botanic gardens.	No acceptable outcome prescribed.
PO3 Non-residential activities, such as centre activities and community activities, are[28]: (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary residential character of the area; and (c) generate minimal impacts.	No acceptable outcome prescribed.
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure.	**AO4** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Built form and development intensity	
PO5 In the Low-medium density precinct (precinct no. MD1), building height and residential density: (a) integrates with the low-rise and low intensity built form of surrounding residential areas; and (b) does not form overdevelopment of the site.	**AO5.1** In the Low-medium density precinct (precinct no. MD1), buildings have a maximum height of 8.5 metres above ground level (2 storeys). **AO5.2** In the Low-medium density precinct (precinct no. MD1): (a) the maximum plot ratio is: (i) 0.6:1 if the site is adjacent to a public transport route, within 200 metres of a multi-purpose centre zone, or within 200 metres of usable open space; or (ii) 0.5:1 if the site does not meet any of the location outcomes mentioned in (a)(i); and

[28] Provisions focusing specifically on 'out-of-centre' non-residential development are also provided in the relevant development codes (part 9).

Performance outcomes	Acceptable outcomes
	(b) the minimum number of dwellings provided is the equivalent of 1 dwelling per every 500m^2 of site area.
PO6 In the General medium density precinct (precinct no. MD2), building height and residential density: (a) integrates with the low-rise built form of surrounding residential areas; and (b) integrates with the intended medium density built form of the area; and (c) does not form overdevelopment of the site.	**AO6.1** In the General medium density precinct (precinct no. MD2), buildings have a maximum height of 8.5 metres above ground level (2 storeys).
	AO6.2 In the General medium density precinct (precinct no. MD2): (a) the maximum plot ratio is 0.8:1; and (b) the minimum number of dwellings provided is the equivalent of 1 dwelling per every 300m^2 of site area.
PO7 In the Multi-storey medium density precinct (precinct no. MD3), building height and residential density: (a) does not form under-development of the site and utilises the strategic location of the site in close proximity to: (i) the principal centre or a major centre, district centre or hospital; or (ii) public transport corridor; or (iii) beach / coastline or botanic gardens; and (b) integrates with the intended medium intensity built form of the area; and (c) does not: (i) form overdevelopment of the site; and (ii) challenge the primacy of the High density residential zone, Major centre zone and Principal centre zone (Mackay city centre) as the region's most intensely developed precincts.	**AO7.1** In the Multi-storey medium density precinct (precinct no. MD3), buildings have: (a) a maximum height of 17 metres above ground level (5 storeys) on certain sites identified on the following maps: (i) Figure 6.2.12.3.A – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Shoal Point; (ii) Figure 6.2.12.3.B – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – Mount Pleasant; and (iii) Figure 6.2.12.3.C – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Mackay city centre; (iv) Figure 6.2.12.3.D – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – West Mackay; and (v) Figure 6.2.12.3.E – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – East Mackay; and (b) a maximum height of 11 metres above ground level (3 storeys) in other areas.

Performance outcomes	Acceptable outcomes
	AO7.2 In the Multi-storey medium density precinct (precinct no. MD3): (a) the maximum plot ratio is: (i) in areas identified by AO7.1 as having a building height of 17 metres above ground level (5 storeys) – 1.5:1; or (ii) in areas identified by AO7.1 as having a building height of 11 metres above ground level (3 storeys) – 1.2:1; and (b) the minimum number of dwellings provided is the equivalent of 1 dwelling per every 200m^2 of site area.
PO8 Buildings are setback from road frontages to: (a) provide for landscaping between the building and the street; and (b) avoid buildings from being visually overbearing as viewed from the street.	**AO8.1** In the Low-medium density precinct (precinct no. MD1) and General medium density precinct (precinct no. MD2), minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets – 6 metres; and (c) from access streets: and (i) 6 metres for garages and carports; and (ii) 4.5 metres for other parts of the building; and (d) from rear laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level.
	AO8.2 In the Multi-storey medium density precinct (precinct no. MD3), minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres; and (c) from rear laneway: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level;

Performance outcomes	Acceptable outcomes
	lesser road frontage setbacks may be considered if: • the proposed road frontage setback is within 20% of a road frontage setback on an adjoining lot; and • that part of the building has a maximum height of 4.5 metres (1 storey).
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO10 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO11 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO12 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Figure 6.2.12.3.A – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Shoal Point

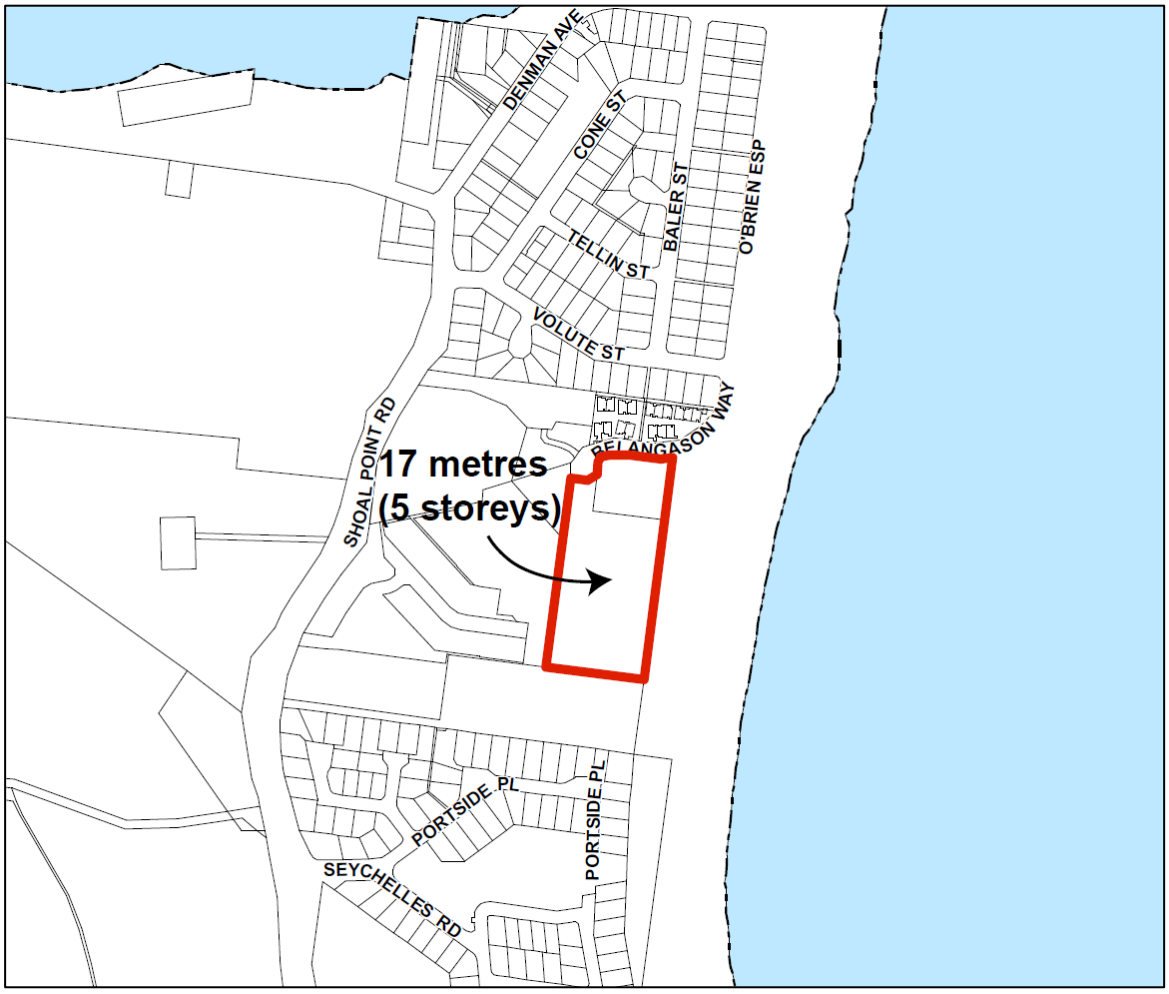


Figure 6.2.12.3.B – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – Mount Pleasant

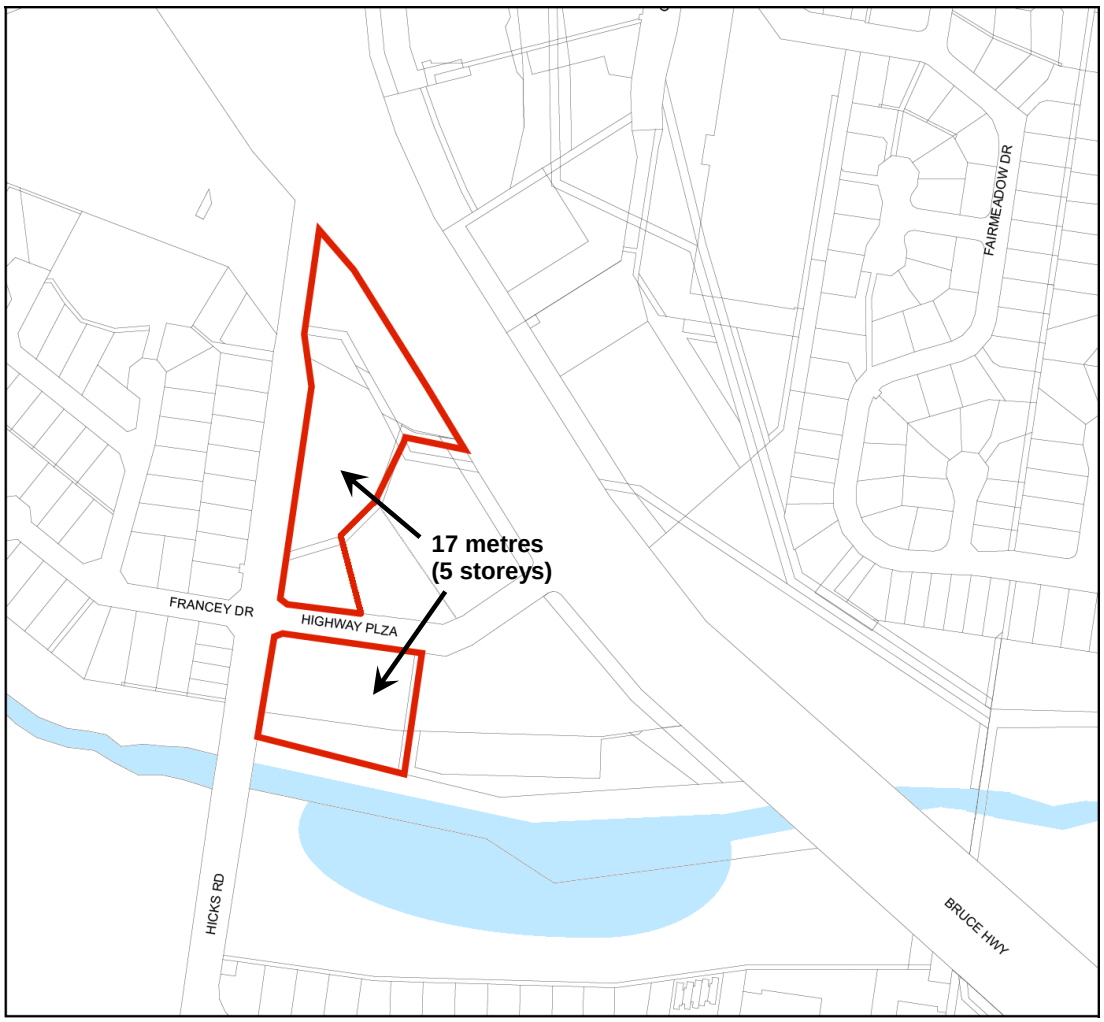


Figure 6.2.12.3.C – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Mackay city centre

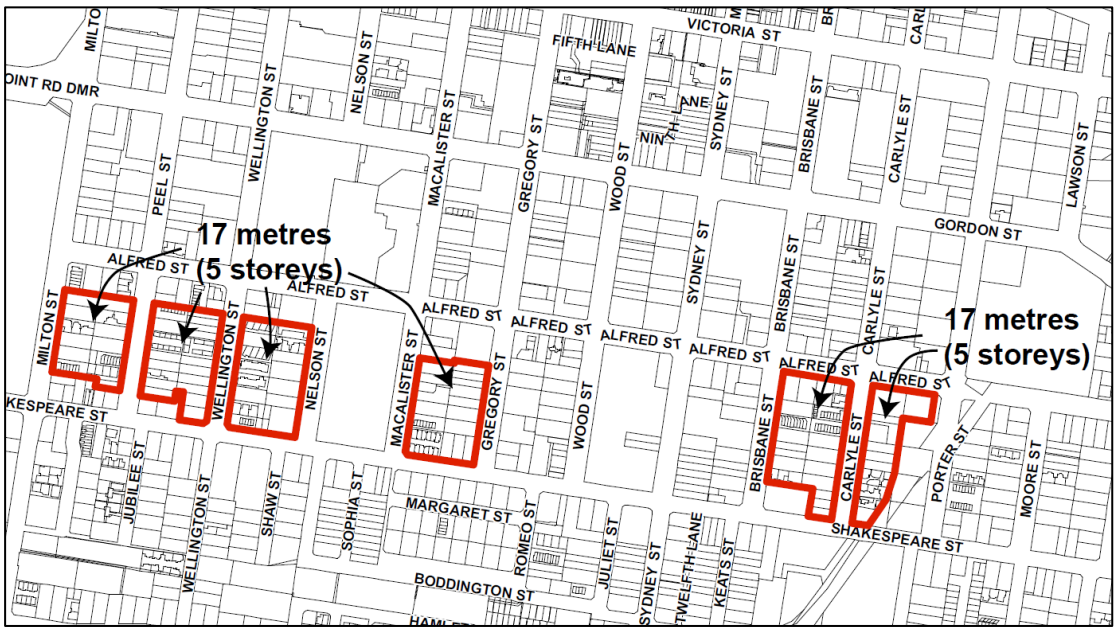


Figure 6.2.12.3.D – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – West Mackay

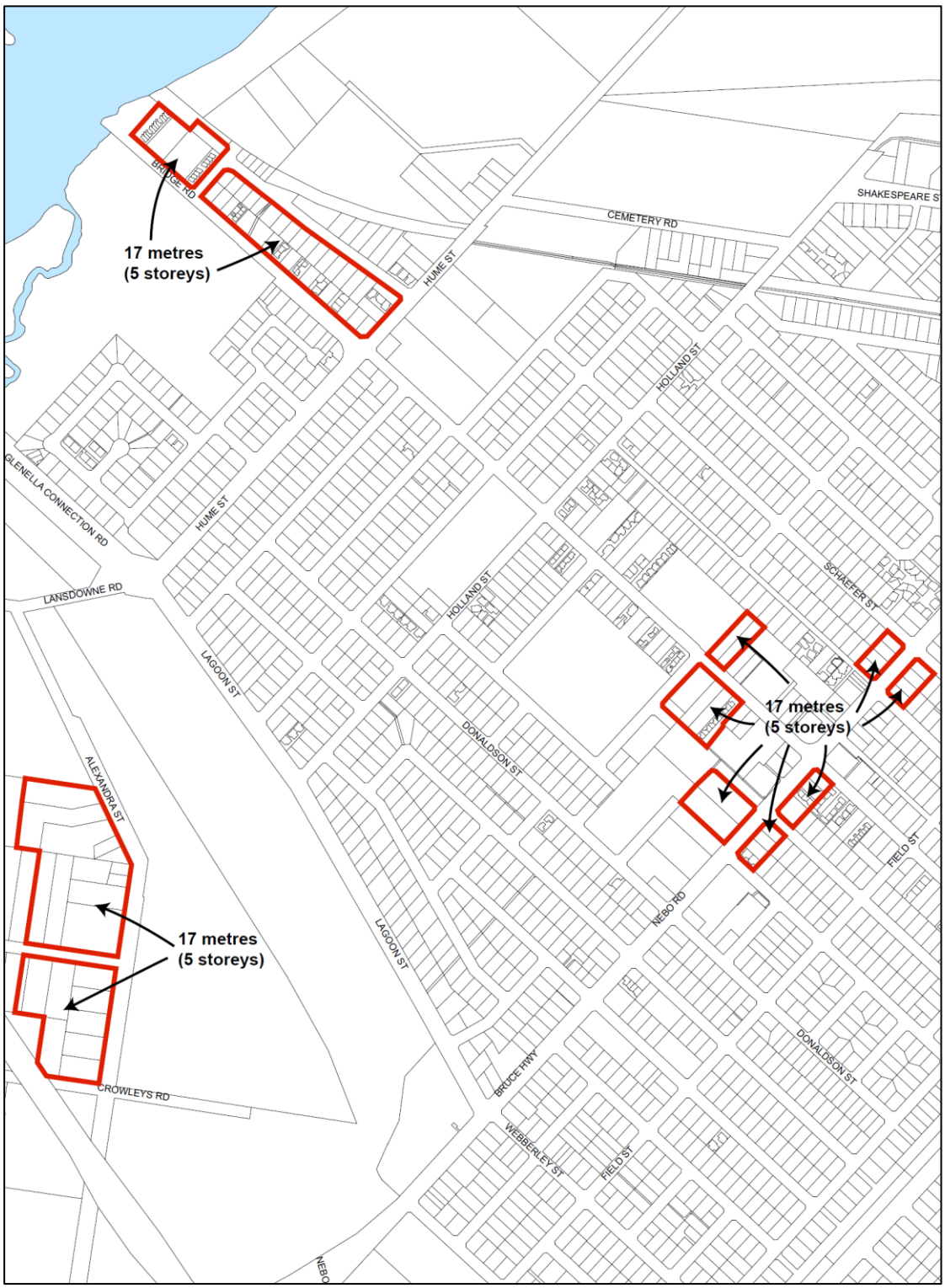


Figure 6.2.12.3.E – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – East Mackay

6.2.13 Mixed use zone code

6.2.13.1 Application

This code applies to assessing development in the Mixed use zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.13.2 Purpose

(1) The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.

(2) The local government purpose of the zone code is to provide for:

(a) in the Amenity and convenience precinct (precinct no. MX1), a mix of residential development and small to medium scale, low-impact non-residential uses at strategically important locations:

(i) that require both non-residential and residential development to activate and provide casual surveillance over an adjoining open space area, such as[29] at Anzac Avenue, Marian; and

(ii) where:

(A) it is important that non-residential development maintains public access to areas of high amenity value; and

(B) both non-residential and residential development benefit from the site's proximity to an element of high amenity value,

examples of this include[27] Mango Avenue, Eimeo, Southern Breakwater Access Road, Mackay Harbour, Anzac Avenue, Marian, and between Victoria and River Streets, Mackay city centre; and

(iii) where it is important that a mixture of non-residential and residential uses complement the site's location near a high order centre and provide for a transition between areas with different use and built form characteristics, such as[27] Gordon and Alfred Streets, Mackay city centre and Dutton Street, Walkerston; and

(iv) where it is important that development provides a variety of uses that capitalise upon and support a significant nearby activity node, such as[27] Bridge Road, West Mackay; and

(v) where a range of uses is provided for in order to encourage the retention and re-use of heritage buildings and where it is appropriate to capitalise upon important nearby strategic elements (such as high order recreation nodes and transport corridors), such as Nebo Road, West Mackay; and

(b) in the Fringe commercial precinct (precinct no. MX2):

(i) residential uses and a range of small scale, low intensity and low impact non-residential uses that contributes to achieving, or at least not compromising, the potential for medium density residential development over the following areas in the future:

(A) Malcomson Street, North Mackay; and

(B) Kay Court, Mount Pleasant; and

(C) Boddington Street, Mackay; and

(D) Prospect Street / Turner Street, Mackay,

(ii) consolidate / extend existing development over lots within the Fringe commercial precinct (precinct no. MX2) on Shakespeare Street and Nebo Road, Mackay; and

[29] The areas mentioned as examples in (a), (b), (c) and (d) may also be relevant to other categories. For example, Victoria and River Streets, Mackay city centre is mentioned as an example in (b), but the area is also relevant to (c) and (d).

(iii) a range of non-residential uses that reinforces or complements the prevailing low-impact industry land use pattern over lots within the Fringe commercial precinct (precinct no. MX2) at Sydney Street and Juliet Street, Mackay; and

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Uses:

(i) in the Amenity and convenience precinct (precinct no. MX1):

(A) the predominant form of development within the precinct includes a mixture of:

- small to medium scale non-residential development that:
  - involves centre activities, community activities and other compatible uses; and
  - is compatible with residential development; and
  - does not compete with or compromise the role, function and viability of multi-purpose centres; and
- residential development including multiple dwellings and short-term accommodation; and

(B) non-residential development at Mango Avenue, Eimeo; Southern Breakwater Access Road, Mackay Harbour; Anzac Avenue, Marian; and between Victoria and River Streets, Mackay city centre, includes uses that maintain public access to landmark sites and areas of high amenity value; and

(C) non-residential development at Bridge Road, West Mackay includes local convenience and health care related services and other non-residential uses with synergies to the Mackay Base Hospital; and

(D) residential development at Bridge Road, West Mackay includes short to medium term accommodation for relatives and friends of patients in, or staff of, Mackay Base Hospital; and

(E) residential development between Victoria and River Streets, Mackay city centre includes short-term accommodation to capitalise on the amenity of the Pioneer River and being located within Mackay city centre; and

(F) in order to contain significant non-residential uses within nearby centre zones, residential uses predominate in mixed use developments on sites in the Mackay city centre and at Dutton Street, Walkerston ; and

(ii) in the Fringe commercial precinct (precinct no. MX2):

(A) at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect Street / Turner Street, Mackay the predominant form of development is:

- medium density residential development including short-term accommodation; and
- a range of small scale, low intensity and low impact non-residential development that does not compromise the potential for these areas to accommodate medium density residential development in the future; and

(B) at Shakespeare Street and Nebo Road, Mackay, the predominant form of development is:

- outdoor sales and complementary uses; or
- medium density residential

(C) in Sydney Street and Juliet Street, Mackay, the predominant form of development is:
- low-impact industrial development; and
- other low-impact non-sensitive uses; and

(b) Infrastructure:
(i) development is efficiently serviced by the full range of urban infrastructure networks; and

(c) Accessibility:
(i) the pedestrian access along streets and within open space areas adjacent to the development is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and
(ii) footpaths, cycle lanes and end of trip facilities provide a high level of accessibility for pedestrians and cyclists; and
(iii) high quality public transport facilities including interchanges are provided at key locations (convenient for users); and
(iv) arterial roads and sub-arterial roads adjoining the site facilitate high traffic volumes; and
(v) other streets adjoining the site facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and

(d) Built form and public realm:
(i) in the Amenity and convenience precinct (precinct no. MX1):
(A) prominent buildings reflect the site's strategic location, but also:
- integrates with the landscape character of the site and the local area; and
- respects the built form character and amenity of the local area; and
- does not form over-development of the site; and

(B) buildings provide extensive active frontages and covered outdoor seating areas to capitalise upon views of, and effectively address and engage with:
- the Pioneer River and adjoining open space at Anzac Avenue, Marian and between River and Victoria Streets, Mackay city centre; and
- ocean, coastline, urban and mountain views from Mango Avenue, Eimeo; and
- the Marina and adjoining public footpath and open space, as well as beach and ocean views, at Southern Breakwater Access Road, Mackay Harbour; and

(C) road frontage setbacks are small enough to enable the development to effectively interact with the street but large enough to accommodate landscaping and avoid buildings being visually overbearing; and
(D) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(ii) in the Fringe commercial precinct (precinct no. MX2):
(A) the size and scale of non-residential buildings at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect Street / Turner Street, Mackay is restricted to maintain:
- the ability for these areas to accommodate medium density residential development in the future; and
- the role, function and viability of designated multi-purpose centres; and

(B) buildings integrate with the built form of the area and do not constitute over-development of the site; and

(C) road frontage setbacks:
- accommodate landscaping; and
- avoid buildings being visually overbearing; and

(D) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(e) Amenity:
(i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and

(f) Environment:
(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.13.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.13.3.A – Mixed use zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses – Amenity and convenience precinct (precinct no. MX1)	
PO1 The precinct primarily accommodates both of the following in mixed use buildings: (a) non-residential uses including centre activities, community and other uses that are compatible with residential development on the site and on adjoining sites; and (b) residential development including multiple dwellings and/or short-term accommodation.	**AO1** On sites in areas other than those mentioned in PO7 and AO7.1: (a) centre activities, community activities and other compatible non-residential uses occupy a minimum of 20% of the total gross floor area; and (b) multiple dwellings and/or short-term accommodation occupy a minimum of 50% of the total gross floor area.
PO2 Centre activities do not compete with or compromise the role, function and viability of designated multi-purpose centres.	**AO2.1** The maximum gross floor area for tenancies containing centre activities, other than office, is 300m^2.
	AO2.2 The maximum gross floor area for office tenancies is 500m^2.
	AO2.3 Department stores, discount department stores, showrooms and full-sized supermarkets are not provided in the Mixed use zone.

Performance outcomes	Acceptable outcomes
PO3 Non-residential uses maintain public access to high amenity value in the Mixed use zone at: (a) Anzac Avenue, Marian – adjoins Pioneer River and open space area; and (b) Mango Avenue, Eimeo – landmark site with ocean, coastline, urban and mountain views; and (c) Southern Breakwater Access Road, Mackay Harbour – landmark site with Marina, beach and ocean views, and adjoins Marina footpath and open space area; and (d) between Victoria and River Streets, Mackay city centre – adjoins Pioneer River.	**AO3** Non-residential uses open to the general public, such as food and drink outlet, hotel, shop and community use, are provided in the Mixed use zone at: (a) Anzac Avenue, Marian; and (b) Mango Avenue, Eimeo; and (c) Southern Breakwater Access Road, Mackay Harbour; and (d) Between Victoria and River Streets, Mackay city centre.
PO4 Non-residential uses in the Mixed use zone at Bridge Road, West Mackay provide local convenience services and establish synergies with the Mackay Base Hospital.	**AO4** Non-residential uses in the Mixed use zone at Bridge Road, West Mackay include: (a) centre activities such as food and drink outlet, shop, health care services and office; and (b) community activities such as community care centre and place of worship; and (c) other uses that provide local convenience services and establish synergies with the Mackay Base Hospital.
PO5 Residential development in the Mixed use zone at Bridge Road, West Mackay provides short to medium term accommodation for relatives and friends of patients in, or staff of, Mackay Base Hospital.	**AO5** Residential development in the Mixed use zone at Bridge Road, West Mackay includes short-term accommodation or rooming accommodation uses.
PO6 Residential development in the Mixed use zone in between Victoria and River Streets, Mackay city centre includes short-term accommodation to capitalise on the amenity of the Pioneer River and being located with Mackay city centre.	**AO6** Residential development in the Mixed use zone in between Victoria and River Streets, Mackay city centre includes short-term accommodation uses.
PO7 In order to contain significant non-residential uses within nearby zones, residential uses predominate in mixed use developments on sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre and Walkerston.	**AO7** On sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre (Victoria and River Streets area and Gordon and Alfred / Park Streets area) and Dutton Street, Walkerston: (a) centre activities, community activities and other compatible non-residential uses occupy a maximum of 30% of the total gross floor area; and (b) multiple dwellings and/or short-term accommodation occupy a minimum of 70% of the total gross floor area.

Performance outcomes	Acceptable outcomes
PO8 Mixed use developments: (a) provide an effective land use transition between centres and surrounding residential areas; and (b) maintain the character and amenity of surrounding residential areas.	**AO8.1** In the Mackay City Centre, development on the former rail yards site (bounded by Gordon Street, Tennyson Street and Park Street) is in accordance with a masterplan that: (a) ensures non-residential uses are located away from: (i) the eastern part of the former rail yards site; and (ii) Park Street; and (b) provides a publicly accessible north-south bicycle and pedestrian route linking Lawson Street and the former rail corridor south of Park Street and Alfred Street; and (c) transitions in building height from Tennyson Street eastwards to the existing low intensity residential area on Byron Street.
	AO8.2 In Marian, non-residential uses are located away from the eastern part of the area zoned Mixed use.
	AO8.3 In Walkerston, non-residential uses are located away from the northern and western part of the area zoned Mixed use.
Uses – Fringe commercial precinct (precinct no. MX2)	
PO9 The following uses are accommodated at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; Prospect / Turner Street, Mackay; and Shakespeare Street and Nebo Roads, Mackay: (a) multiple dwelling activities, short-term accommodation and other residential uses; and (b) fringe commercial uses such as agricultural supplies store, car wash, centre activities (other than shopping centre), garden centre, hardware and trade supplies, indoor sport and recreation, outdoor sales, parking station, sales office and service industry; and (c) community uses such as childcare centre and community activities (other than hospital)	No acceptable outcomes prescribed.

Performance outcomes	Acceptable outcomes
PO10 The size and scale of buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay: (a) enables potential future re-development for medium density residential uses; and (b) maintains the role, function and viability of designated multi-purpose centres.	**AO10.1** The maximum gross floor area for buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay is 200m^2. **AO10.2** The maximum height for buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay is 6 metres (1 storey).
PO11 The following uses are accommodated in Sydney Street and Juliet Street: (a) low impact industrial development such as hardware and trade supplies, low impact industry, research and technology industry, service industry, transport depot (low-impact) and warehouse; and (b) fringe commercial uses such as agricultural supplies store, car wash, centre activities (other than shopping centre), garden centre, indoor sport and recreation, outdoor sales, parking station, sales office and service station; and (c) community activities (other than childcare centre and hospital).	No acceptable outcomes prescribed.
Infrastructure	
PO12 Development is serviced by all forms of urban infrastructure.	**AO12** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO13 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	**AO13** Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between 2 or more sites);

Performance outcomes	Acceptable outcomes
	rather than gaining direct vehicular access from: • Dutton Street, Walkerston; or • Anzac Avenue, Marian; or • the southern road frontage of River Street, Mackay city centre (between Carlyle and Lawson Streets); or • Malcomson Street, North Mackay; or • Bruce Highway, Mount Pleasant; or Juliet Street, Mackay.
Built form and the public realm - general	
PO14 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Built form and the public realm – Amenity and convenience precinct (precinct no. MX1)	
PO15 Built form is integrated with adjoining and nearby mixed use development to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO16 In multi-storey mixed use buildings: (a) uses on lower floors engage with the street, park and/or public space; and (b) uses on high floors utilise the amenity provided by reduced noise, higher levels of privacy and views	**AO16** In multi-storey mixed use buildings: (a) centre activities and/or community activities are provided at ground floor, and if required, floors immediately above ground floor; and (b) multiple dwellings and/or short-term accommodation is provided on floors above the centre activities and/or community activities; and (c) active uses and frontages are located between the street / public space and car parking.

Performance outcomes	Acceptable outcomes
PO17 Building height: (a) reflects the strategic importance of the site and capitalises on nearby high amenity values; and (b) respects, and integrates with, surrounding built form.	**AO17** The maximum height of buildings is: (a) in accordance with the Mackay city centre local plan on sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre (between Victoria and River Streets and between Gordon and Alfred / Park Streets); and (b) 17 metres above ground level (5 storeys) in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Southern Breakwater Access Road, Mackay Harbour and Bridge Road, West Mackay; and (c) 11 metres above ground level (3 storeys) in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Mango Avenue, Eimeo; Nebo Road, West Mackay and Dutton Street, Walkerston; and (d) 8.5 metres above ground level (2 storeys) in the Mixed use zone at other locations.
PO18 Key active frontage streets are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	**AO18** Street-orientated development is provided: (a) along River Street, Mackay city centre (between Carlyle and Lawson Streets); and (b) along Dutton Street, Walkerston.
PO19 Buildings are setback from road frontages to: (a) reflect the character and amenity of the local area; and (b) enable buildings to effectively address and engage with the street; and (c) are large enough to: (i) enable landscaping between the building and the street; and (ii) avoid buildings from being visually overbearing as viewed from the street.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO20 Ground floor centre activities and/or community activities enable the general public to enjoy the high amenity value of: (a) ocean, coastline, urban and mountain views in the Mixed use zone at Mango Avenue, Eimeo; and (b) the Pioneer River and adjoining public space in the Mixed use zone north of River Street, Mackay city centre; and (c) the Pioneer River and adjoining open space in the Mixed use zone at Anzac Avenue, Marian.	**AO20.1** In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Mango Avenue, Eimeo, uses providing access to the general public: (a) are provided at ground level on the highest point, or close to the highest point of the site; and (b) provide large openings and outdoor seating areas orientated to capture direct views to the north (toward Shoal Point and Cape Hillsborough), east (toward the islands and Dolphin Heads) and south/west (toward Mackay and hinterland mountains).
	AO20.2 In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Anzac Avenue, Marian, and north of River Street, Mackay city centre, uses providing access to the general public: (a) are provided at ground level; and (b) provide large openings and outdoor seating areas orientated to capture direct views of the Pioneer River and adjoining public space / open space.
	AO20.3 In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Southern Breakwater Access Road, Mackay Harbour, uses providing access to the general public: (a) are provided at ground level (and higher levels if needed); and (b) provide large openings and outdoor seating areas orientated to capture direct views of the Marina and adjoining public space / open space.
Built form and the public realm – Fringe commercial precinct (precinct no. MX2)	
PO21 Building height and scale: (a) integrates with the built form of the area; and (b) does not form overdevelopment of the site.	**AO21.1** For sites not covered by AO10.2, buildings have a maximum height of 8.5 metres above ground level
	AO21.2 For sites not covered by AO10.1, the maximum: (a) site cover of all buildings is 60% of the total site area; and (b) plot ratio is 1:1.

Performance outcomes	Acceptable outcomes
PO22 Buildings are setback from road frontages to: (a) integrate with the streetscape of the area; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	**AO22** Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres.
Amenity	
PO23 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO24 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO25 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.14 Neighbourhood centre zone code

6.2.14.1 Application

This code applies to assessing development in the Neighbourhood centre zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.14.2 Purpose

(1) The purpose of the neighbourhood centre zone is to provide for:

- (a) a small variety of uses and activities to service local residents;
- (b) other small scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices

(2) The local government purpose of the zone code is to provide for small scale centre activities, community activities and other compatible uses to form small multi-purpose centres that are well-designed, accessible and compatible with the amenity and character of the surrounding residential neighbourhood.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Centre role and function:
  - (i) neighbourhood centres are subordinate to local centres, district centres, major centres and the principal centre (Mackay city centre); and
  - (ii) neighbourhood centres serve the day-to-day needs of the residential neighbourhood immediately surrounding the centre and, in some cases, passing traffic along major roads; and
  - (iii) the total gross floor area of centre activities is up to 750m^2; and
  - (iv) neighbourhood centres are consolidated as small activity nodes; and
  - (v) neighbourhood centres accommodate a limited range of compatible uses that create small activity nodes serving the day-to-day needs of the intended catchment; and

- (b) Uses:
  - (i) neighbourhood centres contain the following types of uses:
    - (A) centre activities: convenience services (convenience stores, limited specialty stores, boutique cafes and personal services); and
    - (B) service stations: standalone service stations surrounded by residential uses; and
  - (ii) should the non-residential use/s cease, the neighbourhood centre can be redeveloped for residential purposes that is consistent with the character and amenity of surrounding residential development; and
  - (iii) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and

- (c) Infrastructure:
  - (i) development is efficiently serviced by the full range of urban infrastructure networks; and

- (d) Accessibility:
  - (i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and
  - (ii) the pedestrian access network to and within the centre is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and

(iii) footpaths, cycle lanes and end of trip facilities provide a high level of accessibility for pedestrians and cyclists; and

(iv) arterial roads and sub-arterial roads adjacent to neighbourhood centres facilitate high traffic volumes; and

(e) Built form and public realm:

(i) built form layout and design is integrated with adjoining and nearby development within the centre; and

(ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:

(A) the region's tropical climate; and

(B) the neighbourhood centre's urban and landscape setting; and

(iii) buildings address the public realm by providing street orientated and articulated frontages at a human scale; and

(iv) development effectively integrates with surrounding urban form; and

(f) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(g) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.14.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.14.3.A – Neighbourhood centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role, function and uses	
PO1 Development in neighbourhood centres: (a) creates small activity nodes providing convenience retail and other services to the residential neighbourhood immediately surrounding the centre; and (b) fulfils, but does not exceed, the needs of the residential neighbourhood immediately surrounding the neighbourhood centre; and (c) does not compete with or compromise the viability, role or function of local centres, district centres, major centres or the principal centre (Mackay city centre); and (d) integrates with the scale and intensity of development in the surrounding residential neighbourhood; and (e) minimises detrimental impacts on the amenity of the surrounding residential neighbourhood.	**AO1.1** The overall gross floor area for the centre activities throughout the neighbourhood centre (including the total of all existing and proposed gross floor area) does not exceed 750m^2. **AO1.2** Neighbourhood centres accommodate a mix of small scale and low intensity uses, as follows: (a) food and drink outlet, health care services, office, shop, shopping centre and garden centre; and (b) childcare centre, club, community care centre, community use, educational establishment, emergency services, place of worship; and (c) park; and (d) service industry, extension to existing car wash and extension to existing service station; and (e) other compatible uses.

Performance outcomes	Acceptable outcomes
	AO1.3 Office uses do not exceed: (a) a maximum gross floor area of 200m^2; and (b) a maximum height of 6m above ground level (1 storey).
	AO1.4 The following centre activities and related uses are not located in neighbourhood centres: (a) new car wash (unless on a site containing an existing service station) (b) food and drink outlet with 'drive-through' facilities; and (c) function facility; and (d) funeral parlour; and (e) hardware and trade supplies; and (f) hotel; and (g) new service station; and (h) shops / shopping centre involving department stores, discount department stores or full-sized supermarkets; and (i) showroom; and (j) theatre; and (k) veterinary service.
PO2 Should the non-residential use/uses cease, the zone primarily accommodates residential development.	**AO2** Should the non-residential use/s cease, the zone accommodates dwelling houses and/or multiple dwelling activities.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	**AO3** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	**AO4** Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between two or more sites); rather than gaining direct vehicular access from arterial roads and sub-arterial roads.

Performance outcomes	Acceptable outcomes
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO6 Building height, scale and setbacks respects and integrates with the surrounding residential neighbourhood.	**AO6.1** Building height does not exceed a maximum building height of 8.5 metres above ground level (2 storeys).
	AO6.2 The maximum plot ratio for sites that adjoin land within: (a) the Low density residential zone – 0:6:1; or (b) all other zones – 0.8:1.
PO7 Development provides: (a) active and articulated buildings that define and address the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles.	**AO7.1** Street-orientated development is provided along building frontages that are setback less than 4 metres from street frontages.
	AO7.2 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO8 Non-residential buildings are setback from road frontages to: (a) provide street-orientated development on key active frontage streets; and (b) enable buildings to effectively address and engage with other streets; and (c) provide a human scale streetscape and not be visually overbearing.	**AO8** Non-residential development is setback from street frontages as follows: (a) the minimum setback is 0 metres; and (b) the maximum setback is 14 metres.
PO9 Residential buildings are setback from road frontages to: (a) contribute to the open, low-intensity character of the surrounding residential area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	**AO9** For residential development, minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets – 6 metres; and (c) from access streets: (i) 6 metres for garages, outbuildings and carports; and (ii) 4.5 metres for other parts of the building.

Performance outcomes	Acceptable outcomes
PO10 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO12 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO13 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.15 Open space zone code

6.2.15.1 Application

This code applies to assessing development in the Open space zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.15.2 Purpose

(1) The purpose of the open space zone is to provide for:

(a) local, district and regional parks for the use of residents and visitors; and
(b) facilities and infrastructure that support, and are required by, users of the parks.

(2) The local government purpose of the zone code is to enrich community wellbeing and liveability by providing for a diverse range of recreation activities and environmental functions, and relief from 'built-up' urban areas, in the following types of parks.

(a) regional parks: destination parks with high quality embellishments attracting users from throughout the region. Examples include Bluewater Lagoon (Mackay city centre), Mackay Regional Botanic Gardens (West Mackay), Queens Park (East Mackay) and Mulherin Park (Mackay Harbour); and

(b) district parks: designed to provide a wide variety of informal active and passive recreation opportunities for residences within a 1 kilometre radius. Examples include John Breen Park (North Mackay); and

(c) local parks: generally provided in urban areas within a 5 minute walk (400 metres) of most residences. Designed to provide informal active and passive recreation opportunities. Examples include Cuttersfield Estate Park (Ooralea) and Wilson Park (Andergrove); and

(d) linear parks: connect existing and planned open spaces with pedestrian and cycle paths. These parks are particularly encouraged along watercourses and drainage reserves/easements. Drainage systems include wetlands and other water quality improvement facilities. Examples include the Gooseponds corridor and the Evan Street/Paradise Street open space corridor (South Mackay); and

(e) foreshore parks: provide access to the beach and are generally used in conjunction with natural parkland, linear parks and water sensitive urban design principles. Examples include Bucasia Esplanade and Quota Park (South Mackay); and

(f) natural parkland: generally provide limited recreation opportunities but high landscape amenity value and other public or environmental purposes (remnant vegetation, stormwater management, asset protection, buffer zone). Examples include undeveloped open space and coastal wetland areas.

The zone also provides for small-scale buildings and infrastructure that integrate with the visual character and general amenity of the park.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Uses:

(i) the predominant form of development in the zone is:
(A) park, access and stormwater infrastructure and environmental facilities; or
(B) undeveloped open space; and

(ii) outdoor sport and recreation uses are limited to irregular / informal activities; and

(iii) where practical, open spaces accommodate multiple recreation activities and environmental functions by:
(A) co-locating a variety of facilities; or
(B) providing robust facilities suitable for shared use; and

(iv) a limited range of low intensity, small scale buildings and infrastructure may be appropriate if these uses:
  (A) enhance public enjoyment of the area; and
  (B) provide facilities for clubs and community groups that need to be located in the open space; and
  (C) enable administration and maintenance; and

(b) Infrastructure:
  (i) development is efficiently serviced by urban infrastructure networks or appropriate on-site systems relevant to the use; and

(c) Site requirements and environment:
  (i) development maintains and improves high value ecological features and responds to physical constraints of the land; and
  (ii) development is designed to incorporate sustainable land management practices such as retention and enhancement of native vegetation and water sensitive design; and

(d) Built form and development intensity:
  (i) development is located, designed and operated to maintain:
    (A) visually integrate with the open space setting and landscape character of the area; and
    (B) maintain the ecological integrity and biological diversity of the area; and

(e) Amenity:
  (i) development does not adversely affect the amenity of the open space and adjacent areas and uses, particularly residential uses and other sensitive land uses.

6.2.15.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.15.3.A – Open space zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates: (a) park, access infrastructure (particularly pedestrian and cycle facilities), stormwater infrastructure, environmental facilities; or (b) undeveloped open space.	No acceptable outcome prescribed.
PO2 Outdoor sport and recreation uses are limited to irregular and/or informal activities.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO3 Buildings, structures and infrastructure are limited to those which: (a) enhance public enjoyment of the area such as picnic shelters, playgrounds, amenities, signage and small scale food and drink outlets, function facilities and information / souvenir / leisure equipment hire shops; and (b) provide small-scale facilities for clubs or community groups that regularly use the open space; and (c) facilitate administrative or maintenance services; and (d) provide local access or utility services.	No acceptable outcome prescribed.
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[30].	**AO4** Where relevant to the use, development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source[29] and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO5 Stormwater infrastructures is designed to minimise environmental impacts by utilising natural overland flow and water quality and quantity control measures as part of the landscape design.	No acceptable outcome prescribed.
Built form and development intensity	
PO6 Building height and scale: (a) integrates with the open space setting and the prevailing character of the surrounding urban neighbourhood or natural/rural landscape; and (b) does not form over-development of the site.	**AO6.1** Buildings have a maximum height of 6 metres (1 storey) above ground level. **AO6.2** The total site cover of all buildings[31] must not exceed the lesser of: (a) 10% of the total site area; or (b) 200m^2.

[30] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

[31] Note – open structures providing shade / shelter are excluded from this provision.

Performance outcomes	Acceptable outcomes
PO7 Buildings are setback from road frontages to: (a) integrate with the open space setting and the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	**AO7.1** On sites within key urban areas, or adjoining a site within the Township zone, the minimum road frontage setback from any road is 10 metres. Lesser road frontage setbacks may be considered if: (a) the site does not adjoin a site with a residential zone; and (b) the proposed road frontage setback is within 20% of a road frontage setback on an adjoining lot; and (c) that part of the building has a maximum height of 4.5 metres (1 storey).
	AO7.2 On sites in rural areas (not within key urban areas, or not adjoining a site within the Township zone), the minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.
PO8 Buildings are setback from side and rear boundaries to: (a) contribute to the open space setting; and (b) maintain views, privacy, access to natural light and visual amenity on adjoining sites.	**AO8** The minimum setback for buildings from boundaries adjoining sites within a residential zone is 10 metres.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable and respond to the surrounding natural elements and landscape character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Environment and site requirements	
PO10 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways, wetlands and coastal areas; and (b) the ecological integrity of other natural features and habitat areas and corridors.	No acceptable outcome prescribed.
PO11 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, vegetation and utility services, such that: (a) earthworks are minimised; and (b) retention of natural drainage lines is maximised; and (c) retention of existing remnant vegetation is maximised; and (d) disruption to existing services is minimised.	No acceptable outcome prescribed.
PO12 Buildings and infrastructure are located in areas that are already cleared or degraded.	No acceptable outcome prescribed.
Amenity	
PO13 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO14 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

6.2.16 Principal centre zone code

6.2.16.1 Application

This code applies to assessing development in the Principal centre zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.16.2 Purpose

(1) The purpose of the principal centre zone is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:

(a) form the core of an urban area; and
(b) service the local government area.

(2) The local government purpose of the zone code is to provide for the region's most intensely developed multi-purpose centre and activity hub with the highest number and diversity (type and scale) of centre activities, community activities, high density multiple dwellings and other compatible uses that form a mixed use, vibrant, attractive and pedestrian orientated centre serving the entire region. The principal centre in the region is Mackay city centre ("the City Centre").

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Centre role and function:

(i) the primacy of the City Centre is strengthened as the region's largest and most accessible, diverse and intensely developed multi-purpose centre; and
(ii) The City Centre serves the Mackay region, a wider area including Whitsunday and Isaac regions, and visitors from other areas for business, education, entertainment or recreation purposes; and
(iii) the centre accommodates a mixture of high order, high intensity and complementary small scale services and facilities; and

(b) Centre form:

(i) the centre accommodates several activity and amenity nodes (City core, Caneland Central, Civic precinct, Central Queensland University City campus, Mackay showground and the Pioneer River riverfront) connected by high quality pedestrian linkages; and
(ii) development within the centre effectively integrates with surrounding urban form; and

(c) Uses:

(i) the principal centre (Mackay city centre) accommodates a diverse range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, business, employment, education, high density residential and recreation opportunities; and
(ii) the principal centre (Mackay city centre) contains the following types of uses:

(A) centre activities:

- full range of comparison, weekly and convenience services (department stores, discount department stores, full-size supermarkets and full range of specialty stores and personal services); and

- regional headquarter offices, Commonwealth and State government agency offices, Local government headquarter offices and professional and service businesses; and
- highly developed entertainment and leisure facilities and services; and

(B) community activities: regional community facilities and a full range of local community facilities; and

(C) major exhibition / event and sport facilities; and

(D) residential development: high density residential development and major short-term accommodation developments; and

(iii) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and

(d) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks; and

(e) Accessibility:

(i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and

(ii) strong connections and a high quality pedestrian environment are provided between the activity and amenity nodes throughout the centre (City Centre activity and amenity nodes include City core, Caneland Central, Civic precinct, Central Queensland University City campus, Mackay showground and the Pioneer River riverfront); and

(iii) the pedestrian access network to and within the centre is attractive, convenient, safe and is protected from sun and rain;

(iv) an extensive network of mid-block access, including laneways:

(A) complements on-street pedestrian pathways to provide a highly permeable pedestrian access network throughout the centre; and

(B) facilitates rear servicing of buildings; and

(v) footpaths, cycle lanes and end of trip facilities throughout the centre provide a high level of accessibility for pedestrians and cyclists; and

(vi) high quality public transport facilities including interchanges are provided at key locations (convenient for users) in the principal centre to facilitate efficient public transport services to, through, and within the centre; and

(vii) Gordon Street (west of Sydney Street), Mangrove Road, Milton Street, River Street (west of Sydney Street), Sydney Street (north of Gordon Street) and Shakespeare Street facilitate high traffic volumes; and

(viii) other streets facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and

(f) Built form and the public realm:

(i) built form layout and design is integrated with adjoining and nearby development within the centre; and

(ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:

(A) buildings of heritage value, and traditional building and tropical streetscape character; and

(B) the region's tropical climate; and

(C) the City Centre's landscape setting (adjacent to the Pioneer River and with views to nearby hills, distant mountain ranges, the ocean and islands); and

(iii) buildings address the public realm by providing active and articulated frontages at a human scale; and

(iv) the highest buildings are concentrated north of Alfred Street and west of Carlyle Street. Outside of this area, building heights provide a transition from high-rise development to low-rise residential areas to the south and east; and

(v) public realm treatments across the centre are varied according to the type and/or location of the street or public open space but also have common unifying elements that enhances the City Centre's character and identity; and

(vi) laneways within the City Centre provide intimate urban spaces and opportunities for additional active frontages, unique activities (such as art installations) and events; and

(g) Amenity:

(i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and

(h) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.16.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.16.3.A – Principal centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role and function	
PO1 Development in the principal centre (Mackay city centre) fulfils the needs of: (a) the Mackay region; and (b) a wider area including the Whitsunday and Isaac regions; and (c) visitors from other areas for business, education, entertainment or recreation purposes.	No acceptable outcome prescribed.
Uses	
PO2 The principal centre (Mackay city centre) accommodates a diverse range of uses enabling the creation of a vibrant and diverse activity node providing service, employment, residential and recreation opportunities.	**AO2** The principal centre (Mackay city centre) accommodates a mix of the following uses: (a) centre activities, outdoor business activities, hotel and market; and (b) community activities and childcare centre; and (c) multiple dwelling activities and short-term accommodation; and (d) recreation activities, major sport, recreation and entertainment facility and park; and (e) service industry, car wash, parking station and service station; and (f) other compatible uses.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	**AO3** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not: (a) compromise the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) compromise the pedestrian safety and amenity on key active frontage streets; and (c) visually dominate the streetscape.	**AO4.1** Development does not gain direct vehicular access from: (a) Gordon Street – west of Sydney Street; and (b) Sydney Street – north of Gordon Street; and (c) Victoria Street – between Carlyle Street and Milton Street; and (d) Wood Street – between Gordon Street and River Street.
	AO4.2 Development gains vehicular access from: (a) an alternate street; or (b) a rear laneway or other form of co-ordinated rear access; or (c) a combined access point (1 access shared between 2 or more sites); rather than gaining direct vehicular access from a key active frontage street (identified in Figure 7.2.1.3.A – Mackay city centre street frontages).
	AO4.3 Where direct vehicular access to sites is not prevented by AO4.1 and AO4.2, no more than 1 vehicle access is provided to each site.
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO6 Key active frontage streets[32] provide: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles.	**AO6.1** Street-orientated development is provided along key active frontage streets[32]. **AO6.2** The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the City Centre through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
PO8 Development strengthens the centre's sense of place and identity by maintaining and/or creating visual connections with built and landscape elements within and surrounding the centre.	**AO8** Development maintains and/or creates views and vistas of the following from roads and other public space areas: (a) Pioneer River and adjoining open space; and (b) heritage buildings, other prominent buildings and public art; and (c) Mount Bassett, Mount Oscar and other hills in the urban area on the northside of the Pioneer River; and (d) Black Mountain, Mount Blackwood and Mount Jukes and other hills and mountains to the north; and (e) Clarke Range, Connors Range and other hinterland mountains to the west and south.

[32] "Key active frontage streets" are identified in Figure 7.2.1.3.A – Mackay city centre street frontages in the Mackay city centre local plan.

Performance outcomes	Acceptable outcomes
Amenity	
PO9 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO10 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO11 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Note – additional assessment benchmarks are set out in the Mackay city centre local plan.

6.2.17 Rural zone code

6.2.17.1 Application

This code applies to assessing development in the Rural zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.17.2 Purpose

(1) The purpose of the rural zone is to:

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities; and
- (c) the character and environment features of the zone; and
- (d) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

(2) The local government purpose of the zone code is to provide for a range of rural activities, residential uses that support rural activities and intensive rural activities and other uses that cannot be located in urban areas. The zone also contains undeveloped land providing ecological and habitat value.

The zone does not accommodate development for urban purposes.

The zone includes the Investigation area precinct (precinct no. RU1). The purpose of the Investigation area precinct (precinct no. RU1) is to discourage development that would compromise potential future development for urban purposes.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is rural activities; and
  - (ii) residential uses are limited to those which support the use of land for rural activities; and
  - (iii) the zone also accommodates intensive rural activities, extractive industry (and complementary activities) and other activities requiring a location outside urban areas due to the amount of land required, the significance of impacts generated and/or other reasons, if the development does not:
    - (A) diminish the productive capacity of land for rural activities; and
    - (B) result in adverse impacts on the environment or sensitive land uses; and
    - (C) result in visually obtrusive development that detrimentally impacts on the rural amenity and landscape character of the area; and
  - (iv) a limited range of small scale and low intensity tourism development offering tourism experiences based on rural landscapes, rural activities and/or the natural environment may be appropriate if these uses:
    - (A) are accessible and have a direct relationship with an element of high amenity value within or in close proximity to the site; and
    - (B) integrate with the rural amenity and landscape character of the area; and
    - (C) maintain the productive capacity of land for rural activities; and
    - (D) maintain the ecological integrity of the site and surrounding area and the amenity of sensitive land uses; and
  - (v) development for urban purposes and other uses more appropriately located in urban areas are not located in the Rural zone, including within the Investigation area precinct (precinct no. RU1), and:
    - (A) the Ooralea investigation area is not sequenced for development before 2026; and

(B) the Richmond and Sarina east investigation areas are not sequenced for development before 2031; and
(C) the Rosella investigation area is not sequenced for development in the life of the scheme; and

(vi) development that would compromise, restrict or detrimentally impact upon potential future development for urban purposes avoids the Investigation area precinct (precinct no. RU1); and

(b) Infrastructure:

(i) development is efficiently serviced by economically efficient urban infrastructure networks or appropriate on-site systems relevant to the use; and

(c) Built form and development intensity:

(i) built form integrates with the rural amenity and landscape character of the local area by being:
(A) low-rise; and
(B) provided at extremely low densities; and
(C) located outside the most productive agricultural land; and

(ii) road frontage setbacks:
(A) contribute to the open, rural amenity and landscape character of the local area; and
(B) accommodate landscaping; and
(C) provide privacy for buildings; and
(D) avoid buildings being visually overbearing; and

(iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:

(i) development contributes to and respects the amenity and landscape character of the area and minimises adverse impacts on adjoining and nearby uses, particularly residential uses and other sensitive land uses; and
(ii) development is located to avoid conflicts between land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.17.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.17.3.A – Rural zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates rural activities.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO2 The zone accommodates small scale residential uses, such as dwelling houses, caretaker's accommodation and rural workers accommodation, which support the use of land for rural activities.	No acceptable outcome prescribed.
PO3 Intensive rural activities, extractive industry (and complementary activities such as concrete batching and asphalt manufacture) and other activities requiring a location outside urban areas due to the amount of land required, the significance of impacts generated and/or other reasons, demonstrate that the development[33]: (a) does not fragment, alienate or otherwise diminish the potential productive capacity of land for rural activities; and (b) maintains the ecological integrity of important natural elements on the site and on surrounding sites; and (c) maintain the amenity of surrounding sensitive land uses through adequate buffering and/or separation; and (d) integrate with the visual amenity of surrounding rural and natural landscapes.	No acceptable outcome prescribed.
PO4 Development for urban purposes and other uses more appropriately located in urban areas are not located in the Rural zone, including within the Investigation area precinct (precinct no. RU1). The Ooralea investigation area is not sequenced for development before 2026. The Richmond and Sarina east investigation areas are not sequenced for development before 2031. The Rosella investigation area is not sequenced for development in the life of this planning scheme.	**AO4** The following uses are not located on land within the Rural zone, including within the Investigation area precinct (precinct no. RU1): (a) centre activities, outdoor business activities and other commercial uses; and (b) community activities and other community uses; and (c) industry activities and other industrial uses; and (d) multiple dwelling activities, non-resident workforce accommodation, short-term accommodation, relocatable home park, tourist park and other residential uses not associated with a rural activity; and (e) recreation activities and other formal recreation uses; and (f) other uses that extensively compromise the rural amenity and landscape character of the area.

[33] Such uses must also comply with the provisions of relevant Development codes (Part 9), other relevant sections of the planning scheme and relevant legislation and reflect the policy framework in the Strategic Framework (Part 3).

Performance outcomes	Acceptable outcomes
PO5 Uses providing tourist accommodation or facilities, such as a farm stay, tourist park, nature based tourism and environment facility: (a) have a direct relationship with an element of high amenity value, such as a watercourse / coastline, area of remnant vegetation or natural landform feature; and (b) are small scale, low intensity and integrate with the visual amenity of the surrounding rural and natural landscapes; and (c) do not fragment, alienate or otherwise diminish the potential productive capacity of land for rural activities; and (d) maintain the amenity of surrounding sensitive land uses.	No acceptable outcome prescribed.
PO6 Intensive rural activities and other development that would compromise, restrict or detrimentally impact upon potential future development for urban purposes avoids the Investigation area precinct (precinct no. RU1).	No acceptable outcome prescribed.
Infrastructure	
PO7 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[34].	**AO7** Development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source[33]; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) a sealed road and driveway/s; and (d) stormwater infrastructure where available or an appropriate lawful point of discharge; and (e) electricity and telecommunications infrastructure.
Built form and development intensity	
PO8 Building height and scale: (a) integrates with the integrates with the rural amenity and landscape character of the local area; and (b) does not form overdevelopment of the site.	**AO8.1** Buildings, other than buildings and structures associated with rural activities, have a maximum height of 8.5 metres (2 storeys) above ground level.
	AO8.2 The maximum residential density is the equivalent of 1 dwelling per every 100 hectares of site area[35].

[34] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

[35] This provision does not apply to Caretaker's accommodation and Rural workers' accommodation.

Performance outcomes	Acceptable outcomes
PO9 Buildings are setback from road frontages to: (a) contribute to the open, rural amenity and landscape character of the area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	**AO9** Minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.
PO10 Buildings are setback from side and rear boundaries to: (a) contribute to the open, rural amenity and landscape character of the area; and (b) maintain views, privacy, access to natural light and visual amenity on the site and on adjoining sites.	**AO10.1** The minimum setback for buildings associated with a non-residential use, from boundaries adjoining sites within a residential zone, is 30 metres. **AO10.2** The minimum setback for other buildings, from boundaries adjoining sites within a residential zone, is 10 metres.
PO11 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO12 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO13 Where located in close proximity to rural activities, transport corridors and/or other uses generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	**AO13** Adequate separation distances are provided between sensitive land uses to: (a) protect the amenity and privacy of sensitive land uses; and (b) ensure that continued operation of the impact generating use/s is not constrained.

Performance outcomes	Acceptable outcomes
Environment	
PO14 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.18 Rural residential zone code

6.2.18.1 Application

This code applies to assessing development in the Rural residential zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.18.2 Purpose

(1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.

(2) The local government purpose of the zone code is to provide for low intensity residential development on large semi-rural sites in locations:

(a) outside urban areas, in strategic nodes where:

(i) the land is not agriculturally productive, development responds to land constraints, areas of ecological significance are avoided and access is gained to a sealed road; and

(ii) demand for this form of development exists.

Examples include nodes at: Devereux Creek, Eton, Farleigh-Erakala, Habana, Kinchant Dam, Kuttabul, Sarina, Sarina Beach, The Leap and Victoria Plains; and

(b) within urban areas, where it is intended to retain the character and amenity of large sites. Examples include[36]: Ian Wood Drive and Admiral Drive, Dolphin Heads; Rural View Drive, Rural View; Shuttlewood Drive, Richmond; Apsley Way, Andergrove; and Bernborough Avenue, Ooralea; and

(c) within urban areas, where it is intended to prevent development intensification due to significant land and/or environmental constraints. Examples include[36]: Shepherd Road, Eimeo; Eulbertie Avenue and Florence Street, Eimeo; McColl Street; Wrights Road, Glenella; and Pugsley Street, Walkerston.

The zone also provides for a limited range of small scale, low intensity and compatible agricultural activities.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Uses:

(i) the predominant form of development within the zone is low intensity residential development such as dwelling houses; and

(ii) a limited range of agricultural activities may be appropriate if these uses are small scale and do not adversely impact the visual or general amenity of the area; and

(iii) development for urban purposes, intensive rural activities and other uses more appropriately located in urban areas or the Rural zone are not located in the Rural residential zone; and

(b) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks or, where urban infrastructure is not available, appropriate on-site systems; and

(ii) development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and

(iii) development is located to avoid safety and operational impacts on important transport corridors and other forms of major infrastructure; and

[36] The areas mentioned as examples in (b) and (c) may also be relevant to other categories. For example, Rural View Drive, Rural View is mentioned as an example in (b), but the area is also relevant to (c).

(c) Built form and development intensity:

(i) built form integrates with the semi-rural amenity and landscape character of the local area by:

(A) being low-rise; and

(B) being provided at very low densities; and

(C) occupying only a small portion of sites; and

(D) avoids environmentally sensitive areas of the site; and

(ii) road frontage setbacks:

(A) contribute to the open, semi-rural amenity and landscape character of the local area; and

(B) accommodate landscaping; and

(C) provide privacy for buildings; and

(D) avoid buildings being visually overbearing; and

(iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(ii) development is located to avoid conflicts between land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land; and

(ii) development avoids land that is environmentally sensitive or highly constrained.

6.2.18.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 6.2.18.3.A – Rural residential zone – assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Agricultural uses	
PO1 Rural activities and wholesale nurseries are of a small scale, generate minimal or no impacts and maintain the rural residential amenity of the area.	**AO1.1** Cropping or wholesale nurseries: (a) are on a site that also contains an existing dwelling house; and (b) do not involve aerial spraying; and (c) do not involve centre pivot irrigation; and (d) are setback a minimum of 10 metres from all boundaries; and (e) buildings or structures (including green-house / netting structures) do not exceed: (i) a maximum area which is lesser of 10% of the total site area or 1,000m^2; and (ii) a maximum height of 4.5 metres.

Performance outcomes	Acceptable outcomes
	AO1.2 Animal husbandry involves a maximum of 1 head of livestock per every 1 hectare of grazing area.
	AO1.3 Buildings associated with animal husbandry have: (a) a maximum height of 4.5 metres above ground level; and (b) a maximum site cover of 150m^2.
For assessable development	
Uses	
PO2 The zone primarily accommodates low intensity residential development such as dwelling houses on large semi-rural sites.	No acceptable outcome prescribed.
PO3 Uses generating impacts detrimental to semi-rural amenity and landscape character of the local area, and therefore more appropriately located in an urban area or the Rural zone are avoided in the Rural residential zone.	**AO3** The following uses are not located on land within the Rural residential zone: (a) centre activities, outdoor business activities and other commercial uses; and (b) community activities and other community uses; and (c) industry activities and other industrial uses; and (d) multiple dwelling activities, non-resident workforce accommodation, short-term accommodation, relocatable home park and tourist park; and (e) recreation activities and other formal recreation uses; and (f) intensive rural activities and other rural uses that generate significant impacts; and (g) major electricity infrastructure, renewable energy facility and substation; and (h) other uses that generate adverse impacts compromising the semi-rural amenity and landscape character of the local area.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[37].	**AO4** Development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source[35]; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) a sealed road and driveway/s; and (d) stormwater infrastructure where available or an appropriate lawful point of discharge; and (e) electricity and telecommunications infrastructure.
PO5 Development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer.	No acceptable outcome prescribed.
Built form and development intensity	
PO6 Building height and scale: (a) the integrates with the semi-rural amenity and landscape character of the area; and (b) does not form overdevelopment of the site.	**AO6.1** Buildings, other than buildings referred to in AO1.1 and AO1.3, have a maximum height of 8.5 metres (2 storeys) above ground level.
	AO6.2 The maximum residential density is the equivalent of 1 dwelling per every 1 hectare of site area.
	AO6.3 The total site cover of all buildings must not exceed: (a) for lots with an area less than 2,000m^2 – 40% of the total area of the site (b) for lots with an area between 2,000m^2 and 4,000m^2 – 30% of the total area of the site; or (c) for lots with an area more than 4,000m^2 – the lessor of 20% of the total area of the site or 1,500m^2.

[37] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO7 Buildings are setback from road frontages to: (a) contribute to the open, semi-rural amenity and landscape character of the area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	**AO7** Minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.
PO8 Buildings are setback from side and rear boundaries to: (a) contribute to the open, semi-rural amenity and landscape character of the area; and (b) maintain views, privacy, access to natural light and visual amenity on the site and on adjoining sites.	**AO8.1** The minimum setback for buildings associated with a non-residential use, from boundaries adjoining sites within a residential zone, is 20 metres. **AO8.2** The minimum setback for other buildings, from boundaries adjoining sites within a residential zone, is 10 metres.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO10 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO11 Where located in close proximity to rural activities, transport corridors and/or other uses generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	**AO11** Adequate separation distances are provided between sensitive land uses to: (a) protect the amenity and privacy of sensitive land uses; and (b) ensure that continued operation of the impact generating use/s is not constrained.

Performance outcomes	Acceptable outcomes
Environment	
PO12 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	**AO12** Development or future development[38] is located: (a) on the least environmentally sensitive and/or constrained part/s of the site; or (b) if the entire site is environmentally sensitive and/or constrained, near street frontages

[38] Location of future development to be guided by buildings envelopes.

6.2.19 Special purpose zone code

6.2.19.1 Application

This code applies to assessing development in the Special purpose zone.

This code does not apply to assessing development to land regulated by planning instruments other than the planning scheme (despite being identified as within the Special purpose zone on the zone maps), including "Strategic port land" at the Port of Mackay and Port of Hay Point, "airport land" at and the "Andergrove Priority Development Area" at Bedford Road, Andergrove[39].

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.19.2 Purpose

(1) The purpose of the special purpose zone is to:

- (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
- (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.

(2) The local government purpose of the zone code is to provide for:

- (a) utility infrastructure network elements such as:
  - (i) sewerage treatment plants, pump stations and other network elements; and
  - (ii) water supply facilities, water treatment plants, water reservoirs and other network elements; and
  - (iii) high voltage electricity transmission corridors, substations and other network elements; and
  - (iv) telecommunication exchanges and certain telecommunication transmission facilities; and
  - (v) refuse management facilities; and
- (b) transport infrastructure network elements such as railway corridors and terminals, future roads land designated for road widening.

The Special purpose zone includes the Future road precinct (precinct no. SP1) to specifically identify future roads and land designated for road widening.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is utility installation, major electricity infrastructure and substation; and
  - (ii) buildings and structures are not located within the Future road precinct (precinct no. SP1); and
  - (iii) on land declared as "Strategic port land" under the *Transport Infrastructure Act 1994*, "Mackay airport land" under the *Airport Assets (Restructuring and Disposal) Act 2008* or "Urban development area" under the *Urban Land Development Authority Act 2007*, development is regulated by a planning instrument other than the planning scheme; and
- (b) Infrastructure:
  - (i) development is efficiently serviced by urban infrastructure networks or appropriate on-site systems relevant to the use; and
  - (ii) long distance passenger terminals are supported by local public transport facilities and services providing a high level of accessibility; and

[39] Refer to Part 10 for more information on Other Plans over land not regulated by the planning scheme.

(c) Built form:

(i) built structures integrate with the established visual amenity of the surrounding urban neighbourhood and/or natural / rural landscape; and

(ii) road frontage setbacks:

(A) are consistent with other buildings in the surrounding urban neighbourhood or contribute to the open character of natural / rural landscapes; and

(B) accommodate landscaping; and

(C) avoid buildings being visually overbearing; and

(iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.19.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.19.3.A – Special purpose zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates utility installation, major electricity infrastructure and substation.	No acceptable outcome prescribed.
PO2 Other uses are compatible, and have a direct relationship, with the primary special purpose of the site.	No acceptable outcome prescribed.
PO3 In the Future road precinct (precinct no. SP1): (a) buildings and structures are avoided; (b) any works undertaken: (i) are compatible with the ultimate road design; or (ii) are easily removed.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[40].	**AO4** Where relevant, development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source[36]; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO5 Convenient, safe and attractive public transport facilities for local services are provided at long distance passenger terminals.	No acceptable outcome prescribed.
Built form	
PO6 The location, scale, design and appearance of buildings and structures: (a) integrates with the built and/or landscape character of surrounding areas; and (b) maintains views and vistas, privacy and visual amenity of residential buildings, other sensitive land uses and publicly accessible buildings on adjoining sites; and (c) provides high quality design outcome where the development is visible from roads and public places.	**AO6.1** Buildings have a maximum height of 2 storeys and 8.5 metres above ground level[41]. **AO6.2** The minimum setback for buildings from any boundary is 10 metres. **AO6.3** Building elevation/s facing, and within 30 metres of a road frontage/s, park or other public space frequented by people, have a maximum unarticulated length of 10 metres to the road frontage/s.
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

[40] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

[41] Provision applies to buildings not structures. As such, the provision does not apply to structures such as bridges/overpasses, sewerage / water treatment plant, dam walls, water reservoirs and electricity / telecommunication infrastructure. The assessment of structure height is guided by PO6.

Performance outcomes	Acceptable outcomes
Amenity	
PO8 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
Environment	
PO9 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.20 Specialised centre zone code

6.2.20.1 Application

This code applies to assessing development in the Specialised centre zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.20.2 Purpose

(1) The purpose of the specialised centre zone provides for 1 or more specialised uses, for example, conference centres, entertainment centres, education and research facilities or university campuses.

(2) The local government purpose of the zone code is to provide for unique and single-purpose centres as follows:

(a) large-format showroom and hardware store developments and outdoor business activities at Richmond and Ooralea; and

(b) standalone tavern development at Marian.

The zone includes the Showrooms and hardware precinct (precinct no. SC1) and the Tavern precinct (precinct no. SC2).

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Centre role, function and uses:

(i) specialised centres have a unique and single-purpose role and function and, therefore, these centres do not compete with or undermine the viability of the principal centre (Mackay city centre), major centres, district centres, local centres and neighbourhood centres; and

(ii) the Showrooms and hardware precinct (precinct no. SC1) specifically accommodates large bulky goods showrooms, hardware stores and outdoor business activities only; and

(iii) development in the Showrooms and hardware precinct (precinct no. SC1) serves the following catchments:

(A) Richmond: Mackay urban area north of the Pioneer River and rural communities to the north;

(B) Ooralea: Mackay urban area south of the Pioneer River, Sarina, Walkerston, Marian, Mirani and communities to the south, south-west and west;

(iv) the scale of the development in the Showrooms and hardware precinct (precinct no. SC1) fulfils, but does not exceed, the needs of the intended catchment; and

(v) the Tavern precinct (precinct no. SC2) specifically accommodates standalone tavern developments (within the use definition of “hotel”) and/or residential uses; and

(b) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks; and

(ii) development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and

(c) Accessibility:

(i) the internal access network is co-ordinated and legible and provides a level of connectivity throughout the centre; and

(ii) the pedestrian access network within the centre is attractive, convenient, safe and is protected from sun and rain; and
(iii) in the Showrooms and hardware precinct (precinct no. SC1), high quality public transport facilities including interchanges are provided at a central location (convenient for users) to facilitate efficient public transport services to, and through, the centre; and
(iv) arterial roads and sub-arterial roads adjacent to the centre facilitate high traffic volumes; and

(d) Built form and public realm:
(i) built form layout and design is integrated throughout the centre;
(ii) development is not visually overbearing as viewed from adjoining and nearby roads and sites; and
(iii) built form provides high quality design outcomes by:
(A) responding to the region's tropical climate; and
(B) providing active and articulated building frontages addressing internal public spaces and adjoining arterial roads; and

(e) Amenity:
(i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and

(f) Environment:
(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.20.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.20.3.A – Specialised centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role, function and uses – Showrooms and hardware precinct (precinct no. SC1)	
PO1 In the Showrooms and hardware precinct (precinct no. SC1), development: (a) is consistent with the unique and single-purpose role and function of the centre as only accommodating large bulky goods showrooms and hardware stores; and (b) does not compete with or compromise the viability, role or function of the principal centre (Mackay city centre), major centres, district centres, local centres or neighbourhood centres.	**AO1.1** The Showrooms and hardware precinct (precinct no. SC1) accommodates the following uses: (a) showroom; and (b) hardware and trade supplies; and (c) outdoor business activities; and (d) utility activities (as required only). **AO1.2** Food and drink outlets in the Showrooms and hardware precinct (precinct no. SC1): (a) are located internally within large bulky goods showrooms or hardware store developments, and do not have an external frontage; and (b) are ancillary and subordinate to the large bulky goods showrooms or hardware store developments; and (c) have the same opening hours as large bulky goods showrooms or hardware store developments.

Performance outcomes	Acceptable outcomes
	AO1.3 The following uses, generally considered suitable in multi-purpose centres, are not located in the Showrooms and hardware precinct (precinct no. SC1): (a) centre activities (other than those mentioned in AO1.1); and (b) community activities and childcare centre; and (c) multiple dwelling activities and short-term accommodation; and (d) recreation activities; and (e) service industry, service station and car wash.
PO2 Development in the Showrooms and hardware precinct (precinct no. SC1) fulfils, but does not exceed, the needs of the relevant catchment: (a) Richmond specialised centre: Mackay urban area north of the Pioneer River and rural communities to the north; and (b) Ooralea specialised centre: Mackay urban area south of the Pioneer River, Sarina, Walkerston, Marian, Mirani and communities to the south, south-west and west.	**AO2** Development in the: (a) Richmond specialised centre does not exceed a total gross floor area of 50,000m^2; and (b) Ooralea specialised centre does not exceed a total gross floor area of 25,000m^2.
Centre role, function and uses – Tavern precinct (precinct no. SC2)	
PO3 In the Tavern precinct (precinct no. SC2), development: (a) is consistent with the unique and single-purpose role and function of the centre as only accommodating tavern development; and (b) does not compete with or compromise the viability, role or function of the principal centre (Mackay city centre), major centres, district centres, local centres or neighbourhood centres. (c) integrates with the scale and intensity of development in the surrounding residential neighbourhood; and (d) minimises detrimental impacts on the amenity of the surrounding residential neighbourhood.	**AO3.1** The Tavern precinct (precinct no. SC2) accommodates the following uses: (a) hotel; and (b) market; and (c) utility activities (as required only). **AO3.2** Ancillary uses (such as dining and entertainment facilities) shall be subservient and entirely integrated with the primary hotel use. **AO3.3** The following uses are not located in the Tavern precinct (precinct no. SC2): (a) shop (including large-format liquor stores); and (b) stand-alone food and drink outlets; and (c) nightclub entertainment facility; and (d) major sport, recreation and entertainment facility.

Performance outcomes	Acceptable outcomes
	AO3.4 The following uses, generally considered suitable in multi-purpose centres, are not located in the Tavern precinct (precinct no. SC2): (a) centre activities and outdoor business activities; and (b) community activities and childcare centre; and (c) recreation activities; and (d) service industry, service station and car wash.
PO4 The Tavern precinct (precinct no. SC2), development can also accommodate residential development in conjunction with the primary hotel use, or in place of the hotel should this use cease.	**AO4** The Tavern precinct (precinct no. SC2), development can also accommodate dwelling houses and/or multiple dwelling activities.
Infrastructure	
PO5 Development is serviced by all forms of urban infrastructure.	**AO5** Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
PO6 Development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer.	No acceptable outcome prescribed.
Accessibility	
PO7 Vehicle access points do not comprise the safety, operational capacity, or efficiency of arterial roads.	**AO7** Development does not gain direct vehicular access from: (a) Mackay-Bucasia Road at Richmond specialised centre (Showrooms and hardware precinct (precinct no. SC1)); and (b) Broadsound Road (Bruce Highway) at Ooralea specialised centre (Showrooms and hardware precinct (precinct no. SC1)).
PO8 Internal access ways provide a convenient, legible and co-ordinated access network throughout the centre.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO9 Pedestrian footpaths throughout the centre provide a convenient, attractive, safe pedestrian access network. Pedestrian footpaths are protected from sun and rain by awnings and shade trees.	No acceptable outcome prescribed.
Built form and the public realm	
PO10 Built form is integrated throughout the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO11 Building form: (a) integrates with the intended low-rise character of the surrounding area; and (b) is not visually overbearing as viewed from adjoining and nearby roads and sites.	**AO11.1** The maximum height for buildings is: (a) for non-residential buildings – 11 metres; or (b) for residential buildings – 8.5 metres above ground level (2 storeys)
	AO11.2 The minimum setback for buildings from road frontage boundaries is: (a) for non-residential buildings – 10 metres; or (b) for residential buildings: (i) 6 metres from arterial roads, sub-arterial roads and collector streets; or (ii) 4.5 metres from access streets.
PO12 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO13 Landscaping: (a) softens the appearance of non-residential buildings as viewed from adjoining and nearby roads; and (b) effectively screens the non-residential buildings as viewed adjoining residential sites.	**AO13.1** Signature trees and feature planting[42] are provided between non-residential buildings and road frontages.
	AO13.2 A minimum 5 metre wide landscaping strip is provided on sites containing non-residential buildings along boundaries adjoining a residential zone. The landscaping strip contains buffer planting generally in accordance with: (a) Standard drawing A3-841 – Buffer planting image corridors; and (b) Standard drawing A3-842 – Buffer planting image corridors – plant schedule.
Amenity	
PO14 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO15 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO16 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

[42] "Signature trees and feature plantings" means landscaping that is used to visually soften parts of the building, emphasize parts of the building and/or form an attractive landmark in its own right. It does not include "buffer planting" where landscaping screens development from view.

6.2.21 Sport and recreation zone code

6.2.21.1 Application

This code applies to assessing development in the Sport and recreation zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.21.2 Purpose

(1) The purpose of the sport and recreation zone is to provide for:

- (a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
- (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).

(2) The local government purpose of the zone code is to enrich community wellbeing and liveability by providing for a diverse range of active recreation pursuits in accessible, safe and attractive facilities located at:

- (b) the regional sports node at South Mackay; and
- (c) sub-regional sports nodes at Sarina, Glenella, North Mackay/Andergrove, Northern Beaches and Marian; and
- (d) other sites throughout the region, particularly in urban areas.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is recreation activities and other sport and recreation orientated uses; and
  - (ii) where practical, development accommodates multiple sports and recreation activities by:
    - (A) co-locating a variety of facilities; or
    - (B) providing robust facilities suitable for shared use; and
  - (iii) indoor sport and recreation buildings, clubhouses and other important buildings avoid land that is susceptible to inundation; and

- (b) Infrastructure:
  - (i) development is efficiently serviced by the full range of urban infrastructure networks or, in rural areas where urban infrastructure is not available, appropriate on-site systems; and
  - (ii) regional sport and recreation facilities is supported by public transport facilities and services providing a high level of accessibility; and

- (c) Built form and development intensity:
  - (i) built structures integrate with the established visual amenity of the surrounding urban neighbourhood and/or natural / rural landscape;
  - (ii) road frontage setbacks:
    - (A) are consistent with other buildings in the surrounding urban neighbourhood or contribute to the open character of natural / rural landscapes; and
    - (B) accommodate landscaping; and
    - (C) avoid buildings being visually overbearing; and
  - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:
  (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(e) Environment:
  (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.21.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.21.3.A – Sport and recreation zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates recreation activities, club, major sport, recreation and entertainment facility and other sport and recreation uses.	No acceptable outcome prescribed.
PO2 Other uses are compatible, and have a direct relationship, with the primary sport and recreation use on the site.	No acceptable outcome prescribed.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[43].	**AO3.1** If within a key urban area, the development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
	AO3.2 If not within a key urban area, the development is connected to: (a) reticulated water supply infrastructure if available or an appropriate on-site water source; and (b) reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) a sealed road; and (d) stormwater infrastructure where available or an appropriate lawful point of discharge; and (e) electricity and telecommunications infrastructure.

[43] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO4 Public transport infrastructure, that enable public transport services to efficiently and safely move large crowds to and from the venue, is provided at major sport, recreation and entertainment facilities including: (a) Stadium Mackay; and (b) Harrup Park Country Club; (c) Mackay Multi-sports stadium; and (d) other regionally significant facilities regularly hosting events that draw large crowds.	No acceptable outcome prescribed.
Built form and development intensity	
PO5 Building height and plot ratio: (a) integrates with the prevailing character of the surrounding urban neighbourhood or natural/rural landscape; and (b) does not form overdevelopment of the site.	**AO5.1** The height of buildings and structures that form part of major sport, recreation and entertainment facilities, do not: (a) detract from the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) have adverse impacts on the amenity, privacy and access to natural light on any adjoining or nearby site within a residential zone.
	AO5.2 Buildings and structures not referred to in AO5.1 have a maximum height of 8.5 metres above ground level (2 storeys).
	AO5.3 Development has a plot ratio that does not: (a) exceed 0.6:1 where the site adjoins sites within the Medium density residential zone[44]; and (b) exceed 0.5:1 where the site adjoins sites within the Low density residential zone[44]; and (c) exceed 0.3:1 where the site adjoins sites within the Township zone[44]; and (d) detract from the prevailing character of the surrounding urban neighbourhood or natural / rural landscape where the site does not adjoin a site within a zone mentioned in (a), (b) and (c).
PO6 Buildings are setback from road frontages to: (a) integrate with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	**AO6.1** On sites within key urban areas, or adjoining a site within the Township zone, the minimum road frontage setback from any road is 10 metres.

[44] Where a site adjoins more than one of the zones mentioned in AO5.1(a), (b) and (c), the relevant maximum plot ratio is the lesser plot ratio.

Performance outcomes	Acceptable outcomes
	AO6.2 On sites in rural areas (not within key urban areas, or not adjoining a site within the Township zone), the minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO8 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO9 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO10 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.22 Tourism zone code

6.2.22.1 Application

This code applies to assessing development in the Tourism zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.22.2 Purpose

(1) The purpose of the tourism zone is to provide for tourist activities, facilities and places in coastal, , environmental, rural and urban areas.

(2) The local government purpose of the code is to provide for tourist facilities enabling the region's residents and visitors to experience the region's outstanding landscape character and areas of ecological significance, in high quality, environmentally sensitive and integrated resorts at Brampton Island, Keswick Island, Laguna Quays and Lindeman Island. Tourism and recreational activities at East Point (Mackay Harbour) and Dolphin Heads respects the environmental constraints and established amenity and landscape character of the area and utilises the unique coastal location.

(3) The purpose of the code will be achieved through the following overall outcomes:

(a) Uses:

(i) The predominant form of development within the zone is resort complex and complementary leisure and environmental uses; and

(b) Infrastructure:

(i) development is efficiently serviced by the full range of urban infrastructure networks or, where urban infrastructure is not available, appropriate on-site systems; and

(c) Built form:

(i) buildings integrate with the established visual amenity of nearby natural / rural landscapes; and

(ii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Site requirements and environment:

(i) development maintains and enhances the ecological integrity of environmentally significant features within and adjoining the site, adjoining coastal areas and National Parks and the Great Barrier Reef; and

(ii) development responds to the physical attributes and constraints of the land; and

(iii) development is designed to incorporate sustainable land management practices such as retention and enhancement of native vegetation and water sensitive urban design; and

(e) Amenity:

(i) development does not adversely affect the general and visual amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses.

6.2.22.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.22.3.A – Tourism zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates tourist complex, nature based tourism and uses that complement and have a direct relationship with the tourism uses and environmental areas.	No acceptable outcome prescribed.
Infrastructure	
PO2 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[45].	**AO2** Development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source[45] and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO3 A network of sealed roads and footpaths provides high levels of internal connectivity within tourist facilities.	No acceptable outcome prescribed.
Built form	
PO4 Building location, scale, design and appearance integrates with surrounding natural and/or rural landscapes and is not visually obtrusive as viewed from: (a) public roads and parks; and (b) walking trails or lookouts within a national park; and (c) beaches or the ocean.	No acceptable outcome prescribed.

[45] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO5 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Environment and site requirements	
PO6 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways, wetlands and coastal areas; and (b) the ecological integrity of other natural features and habitat areas and corridors.	No acceptable outcome prescribed.
PO7 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, vegetation and utility services, such that: (a) earthworks are minimised; and (b) retention of natural drainage lines is maximised; and (c) retention of existing vegetation is maximised; and (d) disruption to existing services is minimised.	No acceptable outcome prescribed.
Amenity	
PO8 Development of the lake at Dolphin Heads maintains the established landscape character and visual amenity provided by the site.	**AO8** Development of the lake at Dolphin Heads retains: (a) the (western) part of the lake adjoined by residential properties, and the lake: (i) has a minimum total lake surface area of 1.5 hectares; and (ii) is privately owned and maintained; and (b) a view corridor/s to, and / or vistas of, the lake as viewed from Admiral Drive.

Performance outcomes	Acceptable outcomes
PO9 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO10 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

6.2.23 Township zone code

6.2.23.1 Application

This code applies to assessing development in the Township zone.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

6.2.23.2 Purpose

(1) The purpose of the township zone is to provide for:

- (a) small to medium size urban areas in a rural or coastal area; and
- (b) 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
- (c) tourist attractions and short-term accommodation, if appropriate for the area.

(2) The local government purpose of the zone code is to provide for low intensity residential development and a range of appropriately located, small scale, low intensity and compatible non-residential activities, in the following small outlying communities:

- (a) principal townships: Midge Point, Calen, Seaforth, Farleigh, Finch Hatton, Eton, Sarina Beach and Koumala
- (b) secondary townships: Bloomsbury, Saint Helens Beach, Mount Ossa, Kuttabul, Conningsby, Draper's Siding, Pleystowe, Gargett, Pinnacle, North Eton, Bakers Creek, McEwens Beach, Dunnrock, Half Tide Beach and Grasstree (approximately 1.5 kilometres west of Grasstree Beach); and
- (c) tourism-orientated townships: Haliday Bay, Eungella, Ball Bay, Salonika Beach, Grasstree Beach, Campwin Beach and Armstrong Beach.

(3) The purpose of the code will be achieved through the following overall outcomes:

- (a) Uses:
  - (i) the predominant form of development within the zone is low intensity residential development such as dwelling house; and
  - (ii) the zone also accommodates tourist accommodation activities such as short-term accommodation and tourist parks, particularly in principal and tourism-orientated townships, on sites:
    - (A) in close proximity to elements of high amenity and recreation value; and
    - (B) that are prominently located and highly accessible; and
  - (iii) a range of small-scale and low intensity non-residential uses may be appropriate if these uses are:
    - (A) required to serve the needs of the relevant catchment:
      - principal townships – township itself and immediate surrounds, nearby secondary and tourism-orientated townships and the broad surrounding rural area; and
      - secondary townships and tourism-orientated townships – township itself; and
    - (B) located on prominent, highly accessible sites; and
    - (C) consistent with the amenity and character of the surrounding urban area; and
- (b) Infrastructure:
  - (i) development is efficiently serviced by the full range of urban infrastructure networks or, where urban infrastructure is not available, appropriate on-site systems; and

(ii) development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost to the developer; and

(c) Built form and development intensity:

(i) low-rise buildings integrate with the character and amenity of the township and surrounding natural / rural landscapes; and

(ii) residential development is provided at very low densities; and

(iii) road frontage setbacks:

(A) contribute to the open, low-intensity character of the township; and

(B) accommodate landscaping; and

(C) provide privacy for buildings; and

(D) avoid buildings being visually overbearing; and

(iv) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

(d) Amenity:

(i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and

(e) Environment:

(i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.23.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.23.3.A – Township zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates low intensity residential development such as dwelling house on large sites.	No acceptable outcome prescribed.
PO2 Short-term accommodation and tourist parks are located: (a) in close proximity to elements providing high value amenity and recreation opportunities such as a beach / coastline, watercourse or conservation area; or (b) on an important transport corridor such as a highway.	No acceptable outcome prescribed.
PO3 Existing tourist parks continue to operate as a tourist park or another form of low-intensity development providing accommodation for tourists.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO4 In principal townships, non-residential activities: (a) are required to serve the needs of: (i) the township itself and its immediate surrounds; and (ii) nearby secondary and tourism-orientated townships; and (iii) the broad surrounding rural area; and (b) do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the relevant catchment (set out in (a)); and (c) are of a small scale and integrate with the low intensity and primarily residential character of the area; and (d) generate minimal impacts.	**AO4.1** In principal townships, non-residential activities such as centre activities and community activities: (a) fulfil a demonstrated need of the: (i) the township itself and its immediate surrounds; and (ii) nearby secondary and tourism-orientated townships; and (iii) the broad surrounding rural area; and (b) do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the relevant catchment (set out in (a)).
	AO4.2 In principal townships, shops have a maximum gross floor area (GFA) of 250m^2 and offer any or a combination of the following: (a) small or medium sized supermarkets / convenience goods; and (b) banking, postal and other agency services; and (c) recreation and visitor-orientated goods; and (d) a limited range of comparison goods.
	AO4.3 In principal townships, low impact industrial activities are small scale and offer the following services: (a) repairing and servicing general motor vehicles, lawn mowers and outboard engines; and (b) repairing and servicing agricultural motor vehicles and associated farming equipment; and (c) agricultural products, supplies and associated hardware; and (d) service station.

Performance outcomes	Acceptable outcomes
PO5 In secondary townships and tourism-orientated townships, non-residential activities: (a) are required to serve the needs of the township itself and its immediate surrounds; and (b) do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the relevant catchment (set out in (a)); and (c) are of a small scale and integrate with the low intensity and primarily residential character of the area; and (d) generate minimal impacts.	**AO5.1** In secondary townships, non-residential activities such as centre activities and community activities: (a) fulfil a demonstrated need of the: (i) township itself and its immediate surrounds; and (ii) nearby secondary and tourism-orientated townships; and (iii) broad surrounding rural area; and (b) do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the relevant catchment (set out in (a)).
	AO5.2 In secondary and tourism-orientated townships, shops have a maximum gross floor area (GFA) of 150m^2 and offer any or a combination of the following: (a) convenience goods; and (b) banking, postal and other agency services; and (c) recreation and visitor-orientated goods.
	AO5.3 In secondary and tourism orientated townships, low impact industrial activities are small scale and offer the following services: (a) limited repairing and servicing general motor vehicles, lawn mowers and outboard engines; and (b) repairing and servicing agricultural motor vehicles and associated farming equipment; and (c) service station.
PO6 Non-residential activities are located in a cluster to achieve a cohesive town centre.	**AO6** In order to establish a cohesive town centre, centre activities, community activities and other non-residential uses are located: (a) in close proximity to existing centre activities, community activities or other non-residential uses, particularly if these uses are located on the 'main street'; or (b) if there are no existing non-residential uses in the township, on an arterial road, sub-arterial road or collector street in a central location in the township.

Performance outcomes	Acceptable outcomes
PO7 In Farleigh, uses generating negligible impacts provide a land use transition and buffer between Farleigh Sugar Mill and residential uses north of Farleigh State Primary School.	**AO7** In the area bounded by Armstrong Street, Taylor Street, Christoe Street and Farleigh State Primary School: (a) non-sensitive land uses such as agricultural supplies store, bulk landscape supplies, garden centre, low impact industry and shop are provided in the area identified as "transitional uses" on Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh; and (b) sensitive land uses are not provided in the areas identified as "transitional uses" and "park" on Figure 6.2.23.3.A – Township zone – Transition and residential uses – Farleigh; and (c) outdoor sport and recreation, and park are provided in the area identified as "park" on Figure 6.2.23.3.A – Township zone – Transition and residential uses – Farleigh; and (d) if provided, residential uses such as dwelling house are provided in the area identified as "residential" on Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh.
Infrastructure	
PO8 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems[46].	**AO8** Development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source[46]; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO9 Development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost to the developer.	No acceptable outcome prescribed.

[46] The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002, Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO10 In Conningsby, Farleigh and Finch Hatton, development: (a) completes the internal road network by providing through connections between existing roads; and (b) provides direct access to properties from the internal road network and not from State controlled roads.	**AO10.1** In Conningsby, development provides a road connection between Starretts Road and Floods Drive.
	AO10.2 In Finch Hatton, development provides a road connection between Bagley Street and Matthew Street.
	AO10.3 In Farleigh, a new public road is provided generally in accordance with the location and alignment of the "New Street" identified in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh.
Built form and development intensity	
PO11 Building height, residential density and plot ratio: (a) integrates with the low-rise and low intensity built form of surrounding residential areas; and (b) does not form overdevelopment of the site; and (c) does not result in an increased number and/or intensity of residential uses that are negatively affected by noise, air quality and other amenity impacts generated by Farleigh Sugar Mill.	**AO11.1** Buildings have a maximum height of: (a) 11 metres above ground level (3 storeys) in the area identified in Figure 6.2.23.3.B – Township zone – 11 metre (3 storey) maximum building height areas – Sarina Beach; and (b) 8.5 metres above ground level (2 storeys) in the balance area of Sarina Beach and all other townships.
	AO11.2 The maximum residential density is the equivalent of: (a) 1 dwelling house per every 4,000m^2 of site area in the area at Farleigh identified as "residential" in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh; and (b) 1 dwelling per every 1,000m^2 of site area on: (i) Township zoned sites within the balance area (outside the area identified as "residential" in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh) at Farleigh; and (ii) Township zoned sites at all other townships.
	AO11.3 In the area identified as "residential" in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh, the minimum lot size is 4,000m^2.
	AO11.4 The maximum plot ratio is 0.3:1.

Performance outcomes	Acceptable outcomes
PO12 Buildings are setback from road frontages to: (a) contribute to the open, low-intensity character of the township; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	**AO12** Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres; and (c) from rear laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level.
PO13 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO14 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a residential zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO15 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Environment	
PO16 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh

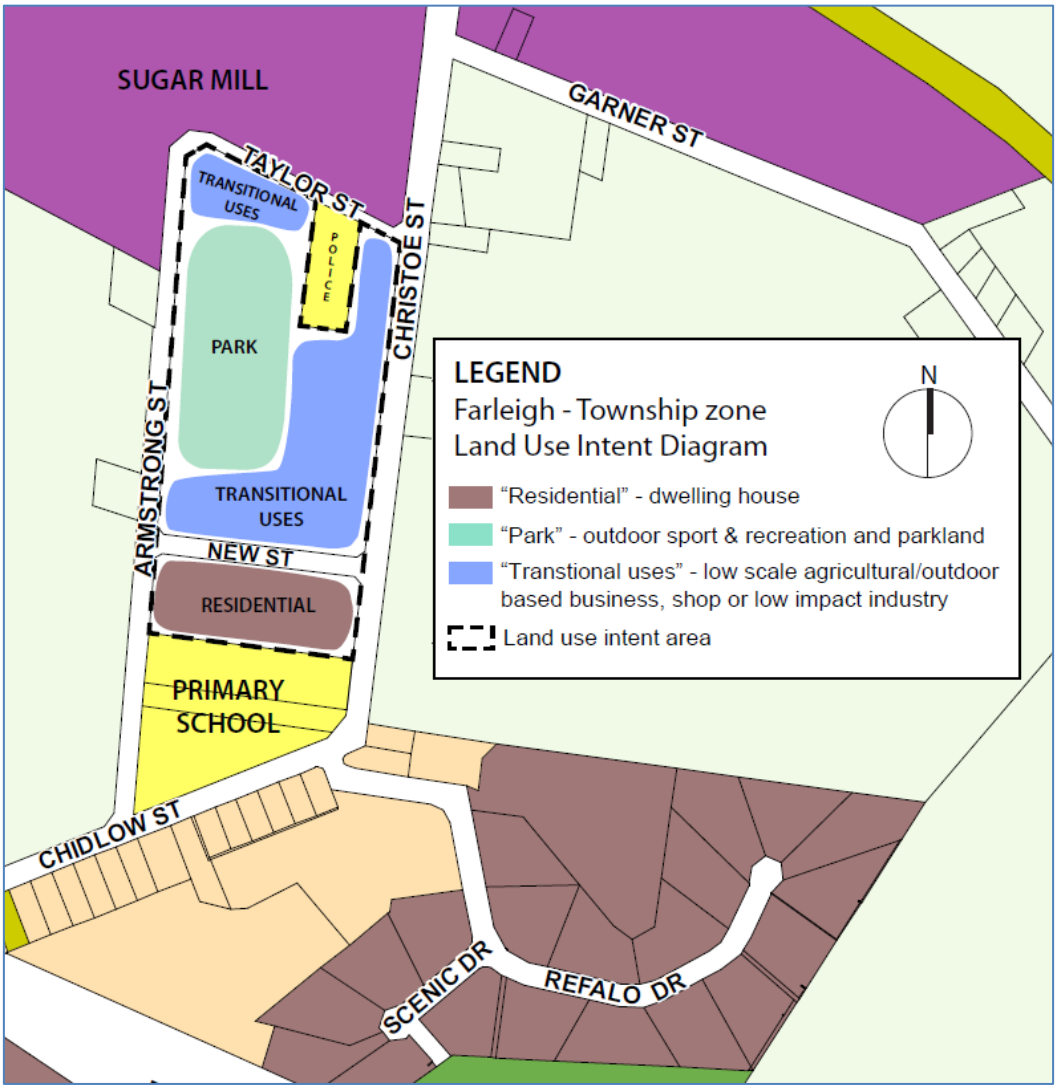
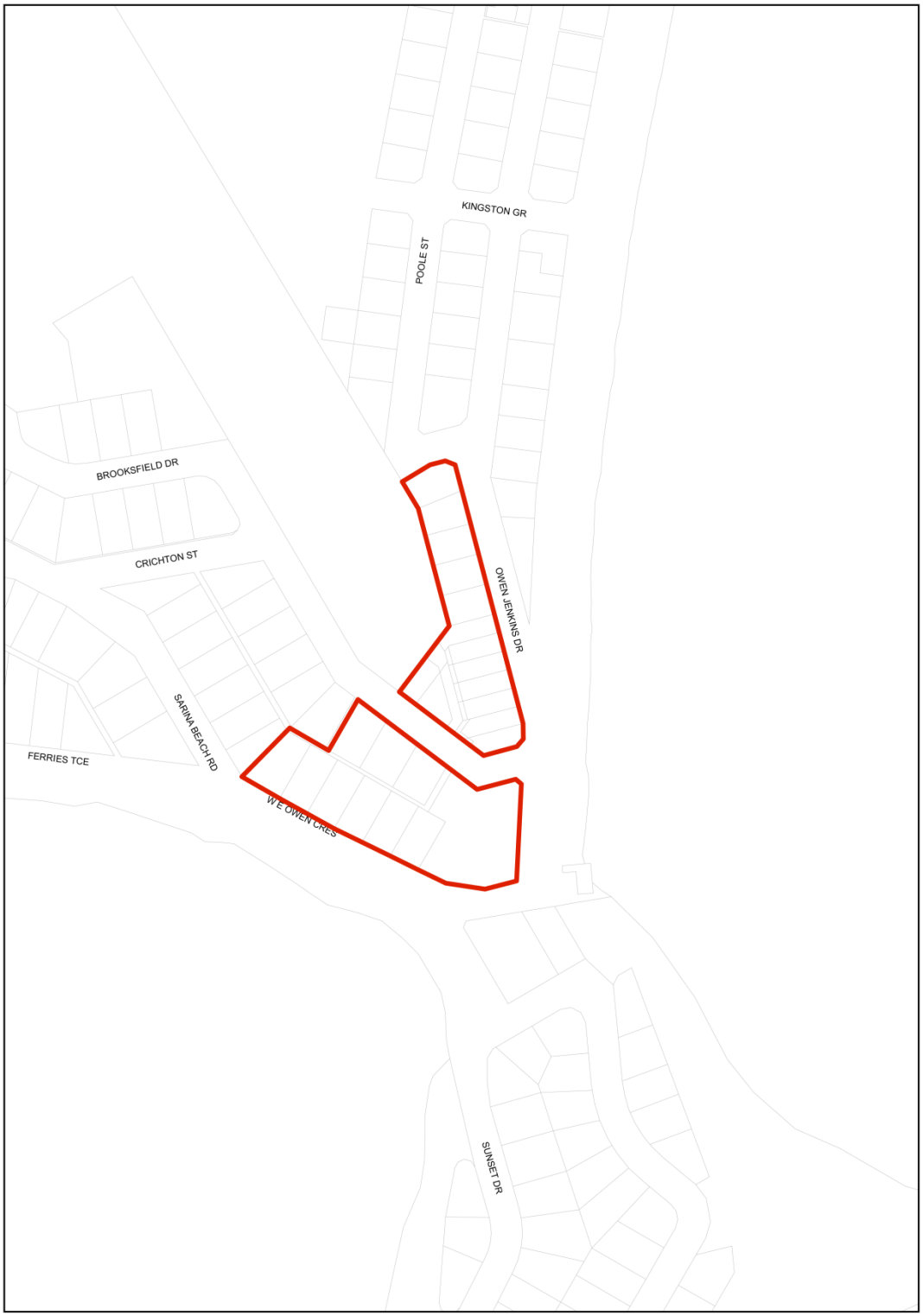


Figure 6.2.23.3.B – Township zone – 11 metre (3 storey) maximum building height areas – Sarina Beach



THIS PAGE LEFT INTENTIONALLY BLANK

Part 7 Local plans

7.1 Preliminary

(1) Local plans address matters at the local or district level and provide more detailed planning for the zones.

(2) Local plans are mapped and included in Schedule 2.

(3) A precinct may be identified for part of a local plan.

(4) The categories of development and assessment for development in a local plan are in Part 5.

(5) Assessment benchmarks for local plans are contained in a local plan code.

(6) Each local plan code identifies the following:

- (a) the application of the local plan code;
- (b) the purpose of the local plan code;
- (c) the overall outcomes that achieve the purpose of the local plan code;
- (d) the purpose and overall outcomes for each precinct;
- (e) the performance outcomes that achieve the overall outcomes of the local plan code;
- (f) the acceptable outcomes that achieve the performance outcomes of the local plan code; and
- (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.

(7) The following are the local plan codes for the planning scheme:

- (a) Mackay city centre local plan code:
  - (i) City core precinct (precinct no. CC1)
  - (ii) City mixed use precinct (precinct no. CC2)
  - (iii) Education mixed use precinct (precinct no. CC3)
  - (iv) Exhibition/events precinct (precinct no. CC4)
  - (v) Civic precinct (precinct no. CC5)
- (b) Marian central local plan code.

7.2 Local plan codes

7.2.1 Mackay city centre local plan code

7.2.1.1 Application

This code applies to assessing development within the Mackay city centre local plan area shown within map Local plan map 38 contained within Schedule 2, and further illustrated in Figures 7.2.1.3.A, 7.2.1.3.B, 7.2.1.3.C, 7.2.1.3.D, 7.2.1.3.E, 7.2.1.3.F, 7.2.1.3.G and 7.2.1.3.H.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

7.2.1.2 Purpose

(1) The purpose of the Mackay city centre ("the City Centre") local plan is to:

- (a) strengthen the role and function of the City Centre as the principal centre for the Mackay Isaac Whitsunday region, accommodating the largest and most diverse mix of high-order retail, commercial, employment, business, high density residential, health services, administrative, community, education, cultural, recreational and entertainment activities; and
- (b) strengthen the character and amenity of Victoria Street as the traditional "main street" and focal point of the City Centre; and
- (c) strengthen, promote and enhance the City Centre's relationship with, and connection to, the Pioneer River; and
- (d) achieve a highly liveable, accessible, connected and integrated City Centre with a strong sense of character and identity, that:
  - (i) maintains a highly connected access network of roads, laneways, pedestrian pathways, cycle routes and public transport that links the City Centre's activity and amenity nodes; and
  - (ii) provides a high standard of built form design that interacts with the adjoining public realm and contributes to the cityscape, riverscape and streetscapes; and
  - (iii) provides an attractive, comfortable, active, safe and responsive public realm that defines street character and activity, and creates a high level of amenity and identity for the City Centre.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) The City Centre provides for the largest and most diverse mix of uses and activities. There are 5 precincts within the City Centre, being City core precinct (precinct no. CC1), City mixed use precinct (precinct no. CC2), Education mixed use precinct (precinct no. CC3), Exhibition / events precinct (precinct no. CC4) and Civic precinct (precinct no. CC5). All precincts are characterised by a predominating land use type/s. Development is consistent with and/or complements the predominating use of each precinct:
  - (i) City core precinct (precinct no. CC1) accommodates the broadest mix of commercial, business/administrative, community, high density residential and short-term accommodation activities including:
    - (A) retail, entertainment, community and social services, nightclub entertainment facilities, hotel and restaurant/cafe uses located within podium levels of a building; and
    - (B) office, high density residential and short-term accommodation uses located within levels above the podium of a building; and

(ii) City mixed use precinct (precinct no. CC2) accommodates high density residential, commercial and short-term accommodation activities. High density residential activities support City Centre employment and services, and utilises the uppermost building heights of the City Centre to maximise residential yield and take advantage of the scenic amenity of the Pioneer River. Development on the Caneland Central site orientates towards the street frontage engaging with the streetscape, and forming a connection to the City Centre and the Pioneer River; and

(iii) Education mixed use precinct (precinct no. CC3) accommodates the existing educational institutions of Central Queensland University City campus and Saint Patrick's College, and complementary activities in order to ensure these facilities are strengthened and retained; and

(iv) Exhibition / events precinct (precinct no. CC4) accommodates large scale regional exhibitions, events and sports within the Mackay showground. The relationship between the City Centre and the Mackay showground is strengthened through built form and streetscape/linkage outcomes; and

(v) Civic precinct (precinct no. CC5):

(A) accommodates civic administrative and community activities, and municipal services including the Council Administration building, Artspace regional art gallery, Senior Citizens Hall, Mackay Entertainment and Convention Centre, Jubilee Park and the Memorial pool; and

(B) development complements and visually integrates with the surrounding built environment (buildings, parkland and streetscapes), and respects, maintains and positively contributes to the memorial significance, ceremonial functionality and park setting of Jubilee Park; and

(b) Movement, access and car parking:

(i) the street network accommodates all modes of movement and transport and achieves a high level of internal and external connectivity; and

(ii) the network of existing laneways is maintained to:

(A) function as part of the City Centre's movement network, fabric and finer grained character; and

(B) complement on-street pedestrian pathways to provide a highly permeable, safe and pleasant pedestrian access network throughout the City Centre; and

(C) facilitate rear servicing of and vehicular access to buildings; and

(D) provide opportunities for locating urban infrastructure networks normally located at the rear of properties or on the street; and

(E) provide potential opportunities for temporary activities such as dining, retail, markets and public art where the primary use of the laneway for rear access and servicing is not compromised; and

(iii) the pedestrian access network to and within the City Centre is attractive, convenient, safe and is protected from the sun and rain; and

(iv) footpaths, cycle lanes and end of trip facilities through the City Centre provide a high level of accessibility for pedestrians and cyclists; and

(v) the location and design of vehicular access, refuse collection and service vehicle access to sites does not:

(A) adversely impact on the safe movement of pedestrians and adjacent road traffic; and

(B) fragment the continuous facade and street orientated activity on high pedestrian movement streets, particularly on Victoria Street between Carlyle Street and Milton Street and other key active frontage streets; and

(C) dominate the streetscape; and

(vi) high quality public transport facilities are provided at key locations in the City Centre to facilitate efficient public transport services to, through, and within the City Centre; and

(c) key linkages connecting the City Centre's activity and amenity nodes are strengthened by providing a high quality pedestrian environment. The City Centre's activity and amenity nodes and the key linkages include:

(i) Wood Street and Sydney Street (north of Victoria Street) links the City core precinct (precinct no. CC1) to the Pioneer River frontage; and

(ii) Victoria Street (between Gregory Street and Milton Street) and Peel Street (north of Victoria Street), links the City core precinct (precinct no. CC1) and Caneland Central; and

(iii) Gordon Street / East Gordon Street (between Endeavour Street and Sydney Street) and Victoria Street (between Chain Street and Sydney Street) links the low impact industry zone to the City core precinct (precinct no. CC1); and

(iv) Wellington Street and Nelson Street links the civic precinct (precinct no. CC5), Bluewater Lagoon and the Pioneer River frontage; and

(v) Wood Street and Sydney Street links the Central Queensland University City campus and the City core precinct (precinct no. CC1); and

(vi) Alfred Street (between Macalister Street and Sydney Street) links the civic precinct (precinct no. CC5) and the Central Queensland University City campus; and

(vii) Alfred Street (between Wellington Street and Milton Street) links the civic precinct (precinct no. CC5), in particular the Mackay Entertainment and Convention Centre, and Mackay showground (Exhibition / events precinct (precinct no. CC4)); and

(viii) Gordon Street links the City core precinct (precinct no. CC1), civic precinct, Memorial pool and Mackay showground (Exhibition / events precinct (precinct no. CC4)); and

(ix) River Street links the City core precinct (precinct no. CC1), Bluewater Lagoon and Caneland Central; and

(x) River Street and Pioneer River frontage (east of Bluewater Quay) links the City core precinct (precinct no. CC1), Bluewater Quay and Sandfly Creek walk; and

(xi) Pioneer River frontage (west of Sydney Street) links Bluewater Quay, City core precinct (precinct no. CC1), Bluewater Lagoon, Caneland Park and Caneland Central via the Bluewater Trail; and

(d) Built form - building height:

(i) reflects and reinforces the prominence of the City Centre as the key activity centre of a major regional city in northern Australia; and

(ii) transitions in intensity across the City Centre as follows:

(A) high-rise buildings (building height areas 1 and 2) are located in areas north of Alfred Street and in the vicinity of the Central Queensland University City campus. High-rise buildings utilise the scenic amenity offered by the Pioneer River and further support and intensify existing activity nodes such as the City core precinct (precinct no. CC1), Caneland Central and the Central Queensland University City campus; and

(B) medium-rise buildings (building height area 3) are located in areas south of Alfred Street, including the Mackay showground site, in order to provide a built form transition between high-rise buildings north of Alfred Street and low-rise buildings south of Shakespeare Street; and

(C) low-rise buildings (building height area 4) are located in the low impact industry zone east of Carlyle Street

(iii) the design of high-rise and medium-rise buildings, where located adjacent to the southern and south-eastern edges of the City Centre consider the interface between higher intensity development and low intensity residential built form; and

(iv) retain, respect, not visually dominate, and integrate with buildings that have heritage character and value, particularly where located on sites located in the City core precinct (precinct no. CC1); and

(v) assists in the legibility of the City Centre and contributes positively to the city skyline; and

(e) Building and public realm design:

(i) is characterised by high quality urban design outcomes that complement and visually integrate with adjoining and nearby development to achieve a consistent cityscape and streetscape rhythm; and

(ii) ensures high density residential or short-term accommodation buildings in the City core precinct (precinct no. CC1) incorporate acoustic measures to mitigate noise from restaurants, hotels, bars, nightclub entertainment facilities, and other recreational activities; and

(iii) responds to the tropical climate, and reflects and reinforces the unique urban form, tropical image and sense of identity of the City Centre by:

(A) providing appropriate building setbacks for the various building types; and

(B) considering building materials and finishes, roofscapes, use of windows, balconies and sun control; and

(C) ensuring buildings address the street by providing active, articulated, pedestrian friendly and visually attractive frontages and a human scale; and

(D) providing landscape treatments of a high standard; and

(iv) considers, but does not diminish views into and out of the City Centre and vistas to important city landmarks, prominent and significant heritage buildings and natural landscape settings; and

(v) allows for a mix of active and passive ephemeral activities and events, and limited permanent fixtures such as public art; and

(vi) interacts with and contributes towards an attractive, comfortable, cool, active, safe and responsive public realm that defines and celebrates the unique character and identity of the City Centre; and

(vii) ensures pedestrian footpaths are protected from rain and sun by shade and shelter that is continuous and compatible with existing pedestrian shelter; allows for street trees and other landscaping; is safe, convenient and practical.

7.2.1.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 7.2.1.3.A – Mackay city centre local plan – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Bar, hotel (pub) and nightclub entertainment facility activities	
PO1 Bar, hotel (involving a pub) and nightclub entertainment facility uses are located: (a) within the City core precinct (precinct no. CC1) to: (i) provide a concentration of similar uses and, therefore, a vibrant entertainment node; and (ii) contain potential amenity impacts within one area of the City Centre; and (b) in podium levels of buildings to contain potential amenity impacts or, where uses are small-scale, utilise unique locations such as roof tops.	**AO1** In the City core precinct (precinct no. CC1): (a) hotel (involving a pub) and nightclub entertainment facility is located: (i) on one of the following streets: (A) Victoria Street (between Sydney Street and Gregory Street); or (B) Sydney Street (between Victoria Street and River Street); or (C) Wood Street (between Gordon Street and River Street); and (ii) within the podium level/s and no higher than the second storey (measured from ground level) of a building; and (b) bar is located: (i) on one of the following streets: (A) Victoria Street (between Sydney Street and Gregory Street); or (B) Sydney Street (between Victoria Street and River Street); or (C) Wood Street (between Gordon Street and River Street); and (ii) in either of the following: (A) within the podium level/s of a building; or (B) on a podium roof top or building roof top.
PO2 The operation of bar, hotel (involving a pub) and nightclub entertainment facility uses: (a) do not cause nuisance or inconvenience to adjoining properties; and (b) do not have a detrimental effect, in relation to noise, on the amenity of the streetscape and surrounding area.	**AO2.1** Noise produced by bar, hotel (involving a pub) and nightclub entertainment facility uses are minimised and managed to ensure: (a) speakers and other amplified devices are orientated to face inwards and not project sound towards any openings, streets and public places; and (b) music ceases at close of trade.

Performance outcomes	Acceptable outcomes
	AO2.2 Where development includes a gaming lounge/area, poker machines are located away from openings (windows and doors) and are not visible from the street.
PO3 The entrance to: (a) a bar, hotel (involving a pub) or nightclub entertainment facility: (i) is clearly visible from the pedestrian footpath; and (ii) is safely accessible to patrons; and (iii) including the adjoining pedestrian footpath area, is kept and maintained at all times in a clean, sanitary and tidy condition. (b) a nightclub entertainment facility provides adequate separation distance from a neighbouring nightclub entertainment facility entrance that: (i) allows for the orderly and safe queuing of patrons; and (ii) does not obstruct pedestrian movement on the footpath.	**AO3** The entrance to a nightclub entertainment facility is: (a) clearly visible from the pedestrian footpath and safely accessible to patrons with a maximum recess (setback) of 2 metres from the front boundary; and (b) a minimum separation distance of 10 metres from a neighbouring nightclub entertainment facility entrance.
PO4 Bar, hotel (involving a pub) and nightclub entertainment facility uses ensure building facades retain or provide an active frontage to streets.	**AO4** Bar, hotel (involving a pub) and nightclub entertainment facility uses ensure building facades provide an active frontage to streets by: (a) retaining or providing openings such as doors and windows to streets and laneways; and (b) not covering up or removing existing windows and doors.
Assessable development	
Uses	
PO5 The City core precinct (precinct no. CC1) forms the City Centre's boutique retail, business / administrative and leisure / entertainment hub that: (a) provides a high quality pedestrian environment and a vibrant street-orientated character; and (b) is complemented by a range of high density residential and short-term accommodation uses; and (c) does not accommodate land uses which compromise the precinct from achieving (a) and (b).	**AO5.1** The City core precinct (precinct no. CC1) accommodates a mix of the following uses: (a) centre activities, bar, hotel, nightclub entertainment facility and market; and (b) community activities and childcare centre; and (c) rooming accommodation, multiple dwellings and short-term accommodation (above podium levels); and (d) major sport, recreation and entertainment facility, where involving convention and exhibition centres or entertainment centres; and (e) recreation activities and park; and (f) parking station; and (g) other compatible uses.

Performance outcomes	Acceptable outcomes
	AO5.2 The following uses are not located within the City core precinct (precinct no. CC1): (a) outdoor business activities; and (b) service industry, car wash and service station; and (c) other uses which compromise the precinct from being the City Centre's boutique retail, business / administrative and leisure / entertainment hub with a high quality pedestrian environment and a vibrant street-orientated character.
PO6 The City mixed use precinct (precinct no. CC2) accommodates high density residential, commercial and short-term accommodation activities that: (a) supports a diverse range of commercial services and facilities, short-term accommodation offerings and high density housing throughout the City Centre; and (b) encourages high density residential development to utilise and take advantage of the: (i) proximity to employment; and (ii) high amenity value provided by the Pioneer River; and (iii) uppermost building heights of the City Centre to maximise residential yield.	**AO6** The City mixed use precinct (precinct no. CC2) accommodates a mix of the following uses: (a) centre activities, hotel and market; and (b) community activities and childcare centre; and (c) multiple dwellings and short-term accommodation; and (d) recreation activities and park; and (e) other uses that are compatible.
PO7 The Education mixed use precinct (precinct no. CC3) accommodates: (a) Central Queensland University City campus and Saint Patrick's College; and (b) a limited range of complementary non-residential uses.	**AO7** The Education mixed use precinct (precinct no. CC3) accommodates educational establishment and associated uses, and a limited range of the following uses: (a) centre activities, hotel and market; and (b) community activities and childcare centre; and (c) recreation activities and park; and (d) service industry; and (e) other compatible uses.
PO8 The Exhibition / events precinct (precinct no. CC4) accommodates the Mackay showground – a major, predominantly open air facility capable of hosting large-scale exhibitions, performances, sports and other events.	**AO8** The Exhibition / events precinct (precinct no. CC4) accommodates major sport, recreation and entertainment facility and, potentially, a limited range of the following uses: (a) function facility; and (b) club; and (c) community use; and (d) emergency services; and (e) park.

Performance outcomes	Acceptable outcomes
PO9 The Civic precinct (precinct no. CC5) accommodates community and Council facilities including Mackay Entertainment and Convention Centre, Artspace regional art gallery, Senior Citizens Hall, Jubilee Park, Council Administration building and Memorial pool.	**AO9** The Civic precinct (precinct no. CC5) accommodates: (a) community use; and (b) major sport, recreation and entertainment facility; and (c) office; and (d) outdoor sport and recreation; and (e) park; and (f) other compatible uses.
Movement, access and car parking	
PO10 Development on sites adjoining the: • existing key public transport interchange facility located on Gregory Street (between Victoria Street and Gordon Street); or • future proposed key public transport interchange facility located in the vicinity of Victoria Street (west of Peel Street), Peel Street (north or Victoria Street) and Mangrove Road, (identified on Figure 7.2.1.3.B – Mackay city centre local plan – bicycle network and key public transport interchange facilities); is designed to maintain the efficiency, safety and visual amenity of the interchange facilities by: (a) making allowance for the ultimate design of each interchange facility; and (b) providing public amenities (toilets, parent's rooms) and facilities that are designed, located and operated to be: (i) safe and convenient to public transport users; and (ii) accessible to the general public during the operation hours of public transport services; and (c) providing extensive activation measures[1] on ground floor elevations facing the interchange facility; and (d) ensuring that the footpath providing access to the development, and any associated outdoor dining area/s, do not conflict with pedestrian movement, waiting areas and boarding / disembarkment areas associated with the interchange facility.	No acceptable outcome prescribed.

[1] "Activation measures" include pedestrian entrances/doors, large windows and openings.

Performance outcomes	Acceptable outcomes
PO11 Public transport infrastructure, that enable public transport services to efficiently and safely move large crowds to and from the venue, is provided at major sport, recreation and entertainment facilities including: (a) Mackay showground; and (b) Mackay Entertainment and Convention Centre; and (c) other regionally significant major sport, recreation and entertainment facilities regularly hosting events that draw large crowds.	No acceptable outcome prescribed.
PO12 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	**AO12** Development provides car and bicycle parking in accordance with the parking rates identified in: (a) Table 7.2.1.3.C – Mackay city centre local plan – car and bicycle parking rates; or (b) Table 9.4.2.3.B within 9.4.2 – General development requirements code, where a land use is not included in Table 7.2.1.3.C.
PO13 The bicycle network, including regional bicycle and pedestrian routes: (a) provides a high level of accessibility and allows for safe, direct and convenient movement within, to / from and through the City Centre; and (b) is maintained and/or extended.	**AO13** Development on the former rail yards site (between Tennyson Street, Gordon Street, East Gordon Street, Park Street, Porter Street and Alfred Street) provides a publicly accessible north-south bicycle and pedestrian route: (a) in accordance with Figure 7.2.1.3.B – Mackay city centre local plan – bicycle network and key public transport interchange facilities; and (b) to connect the former rail corridor (south of Alfred Street) with Lawson Street; and (c) to provide a broader connection between the former rail corridor along Paradise Street and Evan Street and the Pioneer River.
PO14 The network of existing laneways is retained and, where practical, enhanced, in order to maintain: (a) pedestrian connectivity throughout the City Centre; and (b) pedestrian safety and amenity on City Centre streets by: (i) reducing the number of driveways across footpaths; and (ii) providing rear service bays for buildings; and (c) increase the diversity of public realm type by providing an intimate urban setting, and therefore add interest to the City Centre; and (d) accommodate a range of underground utility infrastructure services.	**AO14.1** Existing laneways identified in Figure 7.2.1.3.C – Mackay city centre local plan – laneway network: (a) are retained including retention of laneway alignment and width; and (b) provide rear service bays (including commercial deliveries and refuse collection) for adjoining buildings; and (c) provide vehicular access to off-street car parking areas/facilities; and (d) accommodate underground utility infrastructure services where required and practical; and (e) provide for a range of permanent, semi-permanent and temporary uses, activities and events.

Performance outcomes	Acceptable outcomes
	AO14.2 Where a laneway extension or new laneway is proposed: (a) the width of the laneway extension matches the width of the existing laneway; or (b) the width of the new laneway is: (i) no less than 4 metres; and (ii) no greater than 5 metres.
PO15 Development on the Caneland Central site and sites between Mangrove Road, Peel Street and Victoria Street, provide and/or facilitate a safe, convenient, vibrant (active frontages) and comfortable (shaded and weather protection) pedestrian access that provides a strong pedestrian link between Caneland Central and Victoria Street.	**AO15.1** Development expansion of the Caneland Central towards Mangrove Road provides a prominent pedestrian access point that aligns with a planned or existing pedestrian crossing on Mangrove Road.
	AO15.2 Development on sites between Mangrove Road, Peel Street and Victoria Street: (a) provides a prominent pedestrian access point that aligns with a planned or existing pedestrian crossing on Mangrove Road; and (b) facilitates convenient pedestrian between Mangrove Road and Victoria Street through the site.

Performance outcomes	Acceptable outcomes
Built form – building height and internal height	
PO16 Building height: (a) Reflects and reinforces the prominence of the City Centre as the principal centre of a major regional city in northern Australia; and (b) transitions in intensity across the City Centre as follows: (i) high-rise buildings are located in areas north of Alfred Street and in the vicinity of the Central Queensland University City campus and including the Caneland Central site, and: (A) utilise views and amenity provided by the Pioneer River; and (B) further support and intensify key City Centre activity nodes; and (C) recognise Alfred Street as the boundary between high intensity development to the north and medium intensity development to the south; and (D) recognise Carlyle Street as the boundary between high intensity development to the west and low intensity low impact industry development to the east; and (E) retain, respect, integrate and not visually dominate heritage value buildings in the City core precinct (precinct no. CC1); and (ii) medium-rise buildings are provided in areas south of Alfred Street and: (A) provide a built form transition between high rise buildings north of Alfred Street and low intensity residential areas south of Shakespeare Street; and (B) achieve medium intensity development on the Mackay showground site; and (iii) low-rise buildings are provided in the eastern low impact industrial zone of the City Centre; and	**AO16.1** Building height is in accordance with Figure 7.2.1.3.H – Mackay city centre local plan – building heights, and as follows: (a) building height area 1 – maximum height of 49 metres AHD (12+ storeys); and (b) building height area 2 – maximum height of 32 metres (10 storeys) above ground level; and (c) building height area 3 – maximum height of 17 metres (5 storeys) above ground level; and (d) building height area 4 – maximum height of 11 metres (3 storeys) above ground level. **AO16.2** The maximum building height on sites containing a state heritage place – 14 metres (4 storeys) above ground level.

Performance outcomes	Acceptable outcomes
(c) adequately utilises the development potential to: (i) reflect the strategic nature of sites within the City Centre; and (ii) contribute toward maintaining and enhancing the City Centre as the region's primary activity hub; and (d) provides distinctive and iconic design outcomes on prominent sites.	
PO17 Where the building includes a podium, the height of the podium maintains a human scale, high quality pedestrian environment on key active frontage streets, by avoiding development that is visually overbearing as viewed from the street.	**AO17** The maximum height of the podium is: (a) 8.5 metres above ground level (2 storeys) on sites with frontage to a: (i) "key active frontage – city core precinct/Victoria Street"[2]; or (ii) "key active frontage – city centre frame"[2]; and (b) 11 metres above ground level (3 storeys) on sites with "low impact industry frontages".
PO18 The podium levels of buildings contain ceiling heights that: (a) provide a high level of amenity within the building; and (b) enable a variety of activities and uses.	**AO18** Development on sites with frontage to a: • "key active frontage – city core precinct/Victoria Street"; or • "key active frontage – city centre frame"; or • "low impact industry frontage"; has minimum floor to ceiling height in accordance with the following: (a) 4 metres on ground floor; and (b) 3.3 metres on the first floor.

[2] As identified in Figure 7.2.1.3.A – Mackay City Centre street frontages.

Performance outcomes	Acceptable outcomes
Built form – setbacks, building massing and length	
PO19 "Key active frontage – city core precinct/Victoria Street": (a) is located throughout the City core (precinct no. CC1) and west along Victoria Street to provide a high quality pedestrian link between the City core precinct (precinct no. CC1) and Caneland Central; and (b) consists of development that: (i) reflects the fine grained and boutique retail character of the City core precinct (precinct no. CC1); and (ii) provides a setback between road frontages and high buildings to maintain: (A) the prominence and character of heritage buildings and traditional streetscapes; and (B) a human scale on key pedestrian-orientated streets; and (iii) is setback from side and rear setbacks to provide privacy, breezes and natural light between high-rise buildings.	**AO19** Development on sites with a "key active frontage – city core precinct/Victoria Street" (as identified in Figure 7.2.1.3.A – Mackay city centre local plan – street frontages) comply with the following: (a) maximum ground floor tenancy street frontage width – 20 metres (large single occupant tenancies such as supermarkets and parking stations are sleeved with smaller tenancies); and (b) minimum setback from the street to tower (part of the building above the podium) elements: (i) to balconies and other articulation elements (such as sunshading devices) – 5 metres; and (ii) to the building wall above the podium – 8 metres; and (c) minimum setback from a laneway to tower elements (balconies or wall) – 3 metres; and (d) minimum setback from side and rear boundaries to tower elements: (i) to balconies, other articulation elements or the building wall up to a height of 20 metres (6 storeys) above ground level – 3 metres; and (ii) to balconies, other articulation elements or the building wall above a height of 20 metres (6 storeys) above ground level – 6 metres; and (e) other elements identified in Figure 7.2.1.3.D – Mackay city centre local plan – building typology 1 – key active frontage street – city core precinct/Victoria Street.
PO20 "Key active frontage – city centre frame": (a) are located on streets that provide an important link between activity and amenity nodes throughout the City Centre; and (b) consists of intense development that: (i) frame, define and overlook streets; and (ii) promotes the active use of the Pioneer River frontage (east of Carlyle Street) and the Bluewater Trail; and (iii) is setback from side and rear setbacks to provide privacy, breezes and natural light between high-rise buildings.	**AO20** Development on sites with a "key active frontage – city centre frame" (as identified in Figure 7.2.1.3.A – Mackay city centre local plan – street frontages) comply with the following: (a) minimum setback from the street to tower (part of the building above the podium) elements: (i) to balconies and other articulation elements (such as sunshading devices) – 0 metres; and (ii) to the building wall above the podium – 3 metres; and (b) minimum setback from a laneway to tower elements (balconies or wall) – 3 metres; and

Performance outcomes	Acceptable outcomes
	(c) minimum setback from side and rear boundaries to tower elements: (i) to balconies, other articulation elements or the building wall up to a height of 20 metres (6 storeys) above ground level – 3 metres; and (ii) to balconies, other articulation elements or the building wall above a height of 20 metres (6 storeys) above ground level – 6 metres; and (d) other elements identified in Figure 7.2.1.3.E – Mackay city centre local plan – building typology 2 – key active frontage street – city centre frame.
PO21 "Secondary active frontages": (a) are located on streets that have lower levels of pedestrian activity or, on residential streets on the outer edges of the City Centre; and (b) consist of development that: (i) is setback from road frontages to provide: (A) an open, low-intensity streetscape; and (B) opportunities for tropical vegetation between the street and the building for shade and privacy; and (ii) is setback from side and rear setbacks to provide privacy, breezes and natural light between buildings.	**AO21** Development on sites with a "secondary active frontage" (as identified in Figure 7.2.1.3.A – Mackay city centre local plan – street frontages) comply with the following: (a) minimum setback from the street: (i) to balconies and other articulation elements (such as sunshading devices) – 3 metres; and (ii) to the building wall above the podium – 6 metres; and (b) minimum setback from a laneway to tower elements (balconies or wall) – 3 metres; and (c) minimum setback from side and rear boundaries: (i) to balconies, other articulation elements or the building wall up to a height of 20 metres (6 storeys) above ground level – 3 metres; and (ii) to balconies, other articulation elements or the building wall above a height of 20 metres (6 storeys) above ground level – 6 metres; and (d) other elements identified in Figure 7.2.1.3.F – Mackay city centre local plan – building typology 3 – secondary active frontage.

Performance outcomes	Acceptable outcomes
PO22 "Low impact industry frontages": (a) are located along Victoria Street, Gordon Street and East Gordon Street east of the City core precinct (precinct no. CC1); and (b) consist of development that provides high quality pedestrian linkages between the City core precinct (precinct no. CC1) and the low impact industry zone, Sandfly Creek area, Queens Park and other areas east of the City Centre.	**AO22** Development on sites with a "low impact industry frontage" (as identified in Figure 7.2.1.3.A – Mackay city centre local plan – street frontages) comply with the following: (a) minimum setback from the street – 0 metres; and (b) minimum setback from side boundaries – 0 metres; and (c) for parts of the building above 5 metres (1 storey), the maximum building depth from the street to the rear of the building – 30 metres; and (d) other elements identified in Figure 7.2.1.3.G – Mackay city centre local plan – building typology 4 – low impact industry frontage.
PO23 Building mass and length of towers (part of the building above the podium) is limited to: (a) contribute toward a diverse and interesting skyline; and (b) avoid excessively bulky towers that: (i) visually dominate the streetscape, city block or that part of the City Centre; and (ii) forms overdevelopment of the site.	**AO23.1** Towers (part of the building above the podium) have a maximum building length in any direction (wall to wall, not including balconies and other articulation elements) of 60 metres. **AO23.2** Towers (part of the building above the podium) have a maximum gross floor area of 1,500m^2 on each storey.
Building and public realm design	
PO24 Development located on key active frontage streets are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	**AO24** Building podiums form street orientated development along: • "key active frontage – city core precinct/Victoria Street"[3]; and • "key active frontage – city centre frame"[3]; and • "low impact industry frontage"[3]. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking beneath, behind or within the building.

[3] As identified in Figure 7.2.1.3.A – Mackay City Centre street frontages.

Performance outcomes	Acceptable outcomes
PO25 Building design and landscaping: (a) addresses secondary active frontages and public places, and provides interest in building form, materials and expression and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places; and (c) provides shade and privacy through lush tropical vegetation.	**AO25.1** Development on sites with a: • "secondary active frontage"; or • frontage adjoining public open space or a car park; provide the following: (a) a pedestrian entrance that is visible from the street; and (b) activation measures[4] for a minimum of 60% of the total frontage length; and (c) articulation measures[6] at a maximum spacing of every 10 metres along the frontage; and (d) vegetation between the building and the road frontage boundary in accordance with the landscaping provisions (PO36-38) within Part 9.4.2 – General development requirements code; and (e) shade trees between the road frontage boundary and the kerb in accordance with Planning Scheme Policy SC6.7.
	AO25.2 Buildings on sites adjoining the Pioneer Shire building (Wood Street), Town Hall (Sydney Street), Post Office park (River Street), Bluewater Quay and the Bluewater Trail engage with, address, overlook or activate these public spaces by: (a) locating publicly accessible active uses (indoor and outdoor) such as food and drink, shop, bar or hotel activities at ground level; or (b) providing prominent openings such as doors and windows.
PO26 Buildings with frontage to a laneway are designed to effectively address, activate and provide passive surveillance of the laneway by providing pedestrian entrances, windows and/or other openings at regular intervals.	No acceptable outcome prescribed.

4 "Activation measures" include pedestrian entrances/doors, large windows and openings.

6 "Articulation measures" include building line projections/recessions (minimum depth 500mm), footpath awnings, articulated roof profile, alternating materials and colours

Performance outcomes	Acceptable outcomes
PO27 Development provides a high standard of design that: (a) positively contributes to the image of the City Centre and provides a visually appealing and interesting skyline when viewed from: (i) within the City Centre; and (ii) the Bluewater Trail including the Sandfly Creek walk; and (iii) Forgan Bridge and Ron Camm Bridge (and approaches); and (iv) inner southern suburbs (West Mackay, South Mackay and East Mackay) particularly from Nebo Road, Paradise Street, Juliet Street, East Gordon Street and the Mackay Airport; and (v) inner northern suburbs (Cremorne, North Mackay and Mount Pleasant) particularly from Sams Road, Glenpark Street, Barnes Creek Road, Riverside Drive and the northern bank of the Pioneer River, Mount Oscar lookout, and nearby hills; and (b) assists in the legibility of the City Centre from surrounding areas; and (c) provides an attractive visual backdrop to the Pioneer River.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO28 Development strengthens the City Centre's sense of place and identity by maintaining and/or creating visual connections, views and vistas to built and landscape elements within and surrounding the City Centre, including: (a) Pioneer River and adjoining open space when viewed from Matsuura Drive, River Street, Burns Street, Lawson Street, Tennyson Street, Carlyle Street, Brisbane Street, Wood Street, Macalister Street and Nelson Street; and (b) heritage buildings ("state heritage place" or "local heritage place"), other prominent buildings, public areas and public art, particularly: (i) the following heritage buildings from adjoining and nearby streets: (A) former national bank building, T&G building and Australian hotel located at the intersection of Victoria Street and Wood Street; and (B) court house located on Victoria Street; and (C) police station located on Brisbane Street; and (D) Pioneer Shire building and Masonic Hall located on Wood Street; and (E) Town Hall located on Sydney Street; and (ii) the following heritage streetscapes: (A) on the northern side Victoria Street between Wood and Sydney Streets; and (B) on the eastern side of Wood Street between Gordon and River Streets; and (C) on the western side of Sydney Street between Victoria and River Streets; and (iii) the old customs house and Saint Patrick's church from River Street and the Bluewater Quay; and (iv) Paxton's Warehouse from River Street, Bluewater Quay and Carlisle Street; and (v) Saint Patrick's church from Gregory Street; and (vi) Civic precinct (precinct no. CC5) from Gordon Street and Nelson Street; and	No acceptable outcome prescribed

Performance outcomes	Acceptable outcomes
(c) Mount Bassett, Mount Oscar and other hills in the urban area on the northern side of the Pioneer River when viewed from Matsurra Drive, River Street (eastern section) and open space adjoining the Pioneer River; and (d) Black Mountain, Mount Blackwood and Mount Jukes and other hills and mountains to the north when viewed from Matsurra Drive, River Street (eastern section) and open space adjoining the Pioneer River; and (e) Clarke Range, Connors Range and other hinterland mountains to the west and south when viewed from Alfred Street, Gordon Street, Victoria Street and Shakespeare Street.	
PO29 Development on sites in the area between Carlyle Street, Victoria Street, the River Street boat ramp and the Pioneer River: (a) provide elements that reflect the area's history as a wharf and port precinct; and (b) engages with, addresses, overlooks, but does not visually dominate, the Pioneer River; and (c) provides visual and physical connectivity and integration between the City Centre and the Pioneer River; and (d) maintains the integrity and function of the levee bank.	No acceptable outcome prescribed.
PO30 Development adjoining the Pioneer River, east of Paxton's warehouse: (a) provides publicly accessible boardwalks that provide for: (i) pedestrian movement and comfort; and (ii) visual and physical access to the Pioneer River; and (iii) a range of permanent, semi-permanent and temporary activities; and (b) provides publicly accessible and active uses at boardwalk level that effectively engage with and embrace the boardwalk and the river.	**AO30** Development adjoining the Pioneer River, east of Paxton's warehouse, provides a boardwalk between buildings and the river that: (a) is publicly accessible at all times; and (b) provides a minimum 5 metre wide clear area for pedestrian movement; and (c) provides additional areas: (i) for pedestrian comfort (such as seating, shade structures); and (ii) to experience the Pioneer River (viewing areas, physical access points); and (iii) for a range of permanent, semi-permanent and temporary activities (outdoor dining, markets, performance spaces; and (d) provides publicly accessible and active uses such as food and drink outlet, hotel, bar and shop at boardwalk level; and (e) provides active building frontages (pedestrian entrances/doors and full length openings / glazing) for a minimum of 75% of the total boardwalk frontage length.

Performance outcomes	Acceptable outcomes
PO31 Roofs are designed to: (a) provide high quality design and architectural outcomes; and (b) contribute to an interesting, diverse but coherent skyline; and (c) be accessible and provide opportunities for unique recreation experiences; and (d) minimise the visual impact of mechanical plant.	**AO31.1** Building caps and rooflines contribute to: (a) the architectural quality of the building; and (b) an interesting, diverse but coherent roof forms throughout the City Centre.
	AO31.2 Roof top levels (including podium roof tops) incorporate: (a) open space or recreation facilities for occupants of the building; and/or (b) gardens and vegetation; and/or (c) where appropriate and practical, publicly accessible uses such as food and drink outlet and observation facilities.
PO32 Development reinforces the City Centre's grid street pattern by: (a) orientating buildings toward street frontages to: (i) define streets as important linear public spaces; and (ii) have a physical presence on the street contributing to the streetscape character; and (b) providing high quality and coherent facade design along streets; and (c) emphasising the importance and prominence of street intersections by: (i) providing distinctive landmark design outcomes; and (ii) ensuring that buildings: (A) are of a scale and form appropriate to the intersection; and (B) define, address and engage with the intersection; and (d) contribute to a distinctive and attractive 'sense of arrival' to the City Centre at key intersections.	**AO32.1** Buildings (podium and tower): (a) are orientated toward street frontages; and (b) provide well-articulated facades that address and overlook the street; and (c) building facades: (i) provide visual interest in the streetscape though the inclusion detailed design elements such as balconies, verandahs and shaped parapets; and (ii) have regard to adjoining facade characteristics.
	AO32.2 Buildings adjacent to a street intersection emphasise the prominence of the intersection by: (a) providing a 4 metre by 4 metre corner truncation that is dedicated as road reserve and forms part of the footpath; and (b) incorporating a 45 degree building chamfer, abutting the corner truncation, for the full height of the building; and (c) locating the building podium on the front boundaries of the site; and (d) providing a well-designed facade including: (i) windows and openings; and (ii) pedestrian entrances, particularly at the building chamfer; and (iii) projections and articulation.
	AO32.3 Where above ground infrastructure, service pillar or cabinet is located in the middle of the footpath as a result of a corner truncation, development relocates the above ground infrastructure to the new road boundary.

Performance outcomes	Acceptable outcomes
	AO32.4 Development provides iconic, distinctive and high quality architectural design outcomes on sites adjacent to the following gateway intersections: (a) Gordon Street and Milton Street (particularly the north-eastern corner); and (b) Victoria Street and Milton Street (particularly the north-eastern corner); (c) Shakespeare Street and Milton Street; and (d) Sydney Street and River Street; and (e) Shakespeare Street and Sydney Street.
PO33 Landscaping, street furniture and footpath treatments are provided to the frontage of the development site that: (a) are of a high quality standard; and (b) accord with the adopted landscape, street furniture and footpath standard policy for the City Centre; and (c) reflect and reinforce the tropical image of the City Centre; and (d) extend from the street into the building foyers, onto podiums and balconies and includes tropical elements such as arbours.	No acceptable outcome prescribed.

Table 7.2.1.3.B – Mackay city centre local plan – car and bicycle parking rates

Note: Parking requirements must be calculated to one decimal place. Where the decimal place is equal to or greater than 0.1 the number is rounded up. For example:
*(i) Total = 12.5 (**round up** to 13); or*
*(ii) Total = 15.1 (**round up** to 16).*

Use	Car parking rate	Bicycle parking rate
Mackay city centre local plan area		
• Adult store • Food and drink outlet • Health care services • Office • Shop • Showroom • Theatre	1 space per 50m² of gross floor area.	1 space per 250m² of gross floor area.
• Community use	1 space per 50m² of gross floor area.	1 space per 200m² of gross floor area.
• Agricultural supplies store • Hardware and trade supplies • Nightclub entertainment facility • Veterinary service	1 space per 50m² of gross floor area.	No bicycle parking rate specified.
Function facility	1 space per 50m² of gross floor area or 0.4 spaces per patron[8] whichever is the greater.	No bicycle parking rate specified.
Funeral parlour	• 1 space per 50m² of gross floor area; • 1 space per 6 chapel seats.	No bicycle parking rate specified.
Garden centre	• 1 space per 50m² of gross floor area of sales area; • 1 space per 200m² of nursery site area.	No bicycle parking rate specified.
Hotel	• 1 space per 50m² of licensed area; and • 0.5 spaces per accommodation unit; and • for a serviced unit containing kitchen and/or laundry facilities: (i) 1 space per unit containing 1 bedroom; or (ii) 1.5 spaces per unit containing 2 or more bedrooms. *Note: In the case of a development that includes "dual key" units, each individual keyed unit is counted as one unit for the purposes of calculating car parking spaces ("dual key" means adjoining units that can function as 2 or more separate rooming units or can be joined together to form larger unit).*	1 space per 100m² of licensed area.

[8] "Patron" includes any person who attends the facility for an event. Therefore, patrons can include spectators, delegates, sporting competitors, performers, officials, employees and other types of participants.

Use	Car parking rate	Bicycle parking rate
Low impact industry	• 1 space per 50m^2 of gross floor area; • 1 heavy vehicle space per 2,000m^2.	1 space per 250m^2 of gross floor area.
Multiple dwelling	• 1 space per unit containing 1 or 2 bedrooms; or • 1.5 spaces per unit containing 3 or more bedrooms.	1 space per unit
Service station	• 4 spaces per service bay; • 1 space per 50m^2 of gross floor area.	1 space per 250m^2 of gross floor area.
Shopping centre	• 1 space per 50m^2 of gross floor area.	1 space per 250m^2 of gross floor area.
Short-term accommodation	• 0.5 spaces per employee (FTE); and • 0.5 spaces per accommodation unit; or • for a serviced unit containing kitchen and/or laundry facilities: (i) 1 space per unit containing 1 or 2 bedrooms; or (ii) 1.5 spaces per unit containing 3 or more bedrooms. *Note: In the case of a development that includes "dual key" units, each individual keyed unit is counted as one unit for the purposes of calculating car parking spaces ("dual key" means adjoining units that can function as 2 or more separate rooming units or can be joined together to form larger unit).*	No bicycle parking rate specified.
All other uses not mentioned in Table 7.2.1.3.B		
All other uses not mentioned in Table 7.2.1.3.B	Refer to Table 9.4.2.3.B within 9.4.2 – General development requirements code	Refer to Table 9.4.2.3.B within 9.4.2 – General development requirements code

Figure 7.2.1.3.A– Mackay city centre local plan - street frontages

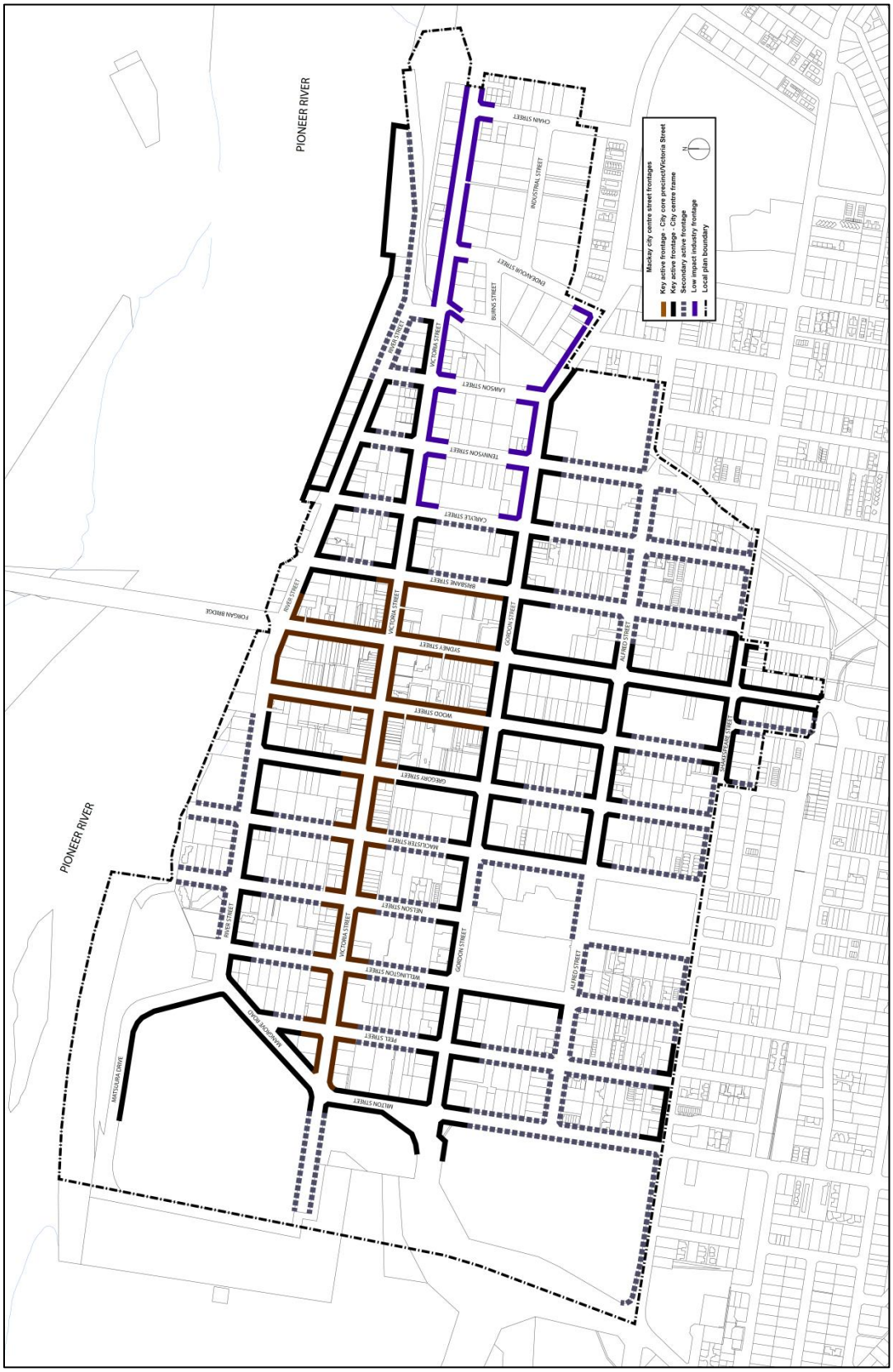


Figure 7.2.1.3.B– Mackay city centre local plan – bicycle network and key public transport interchange facilities

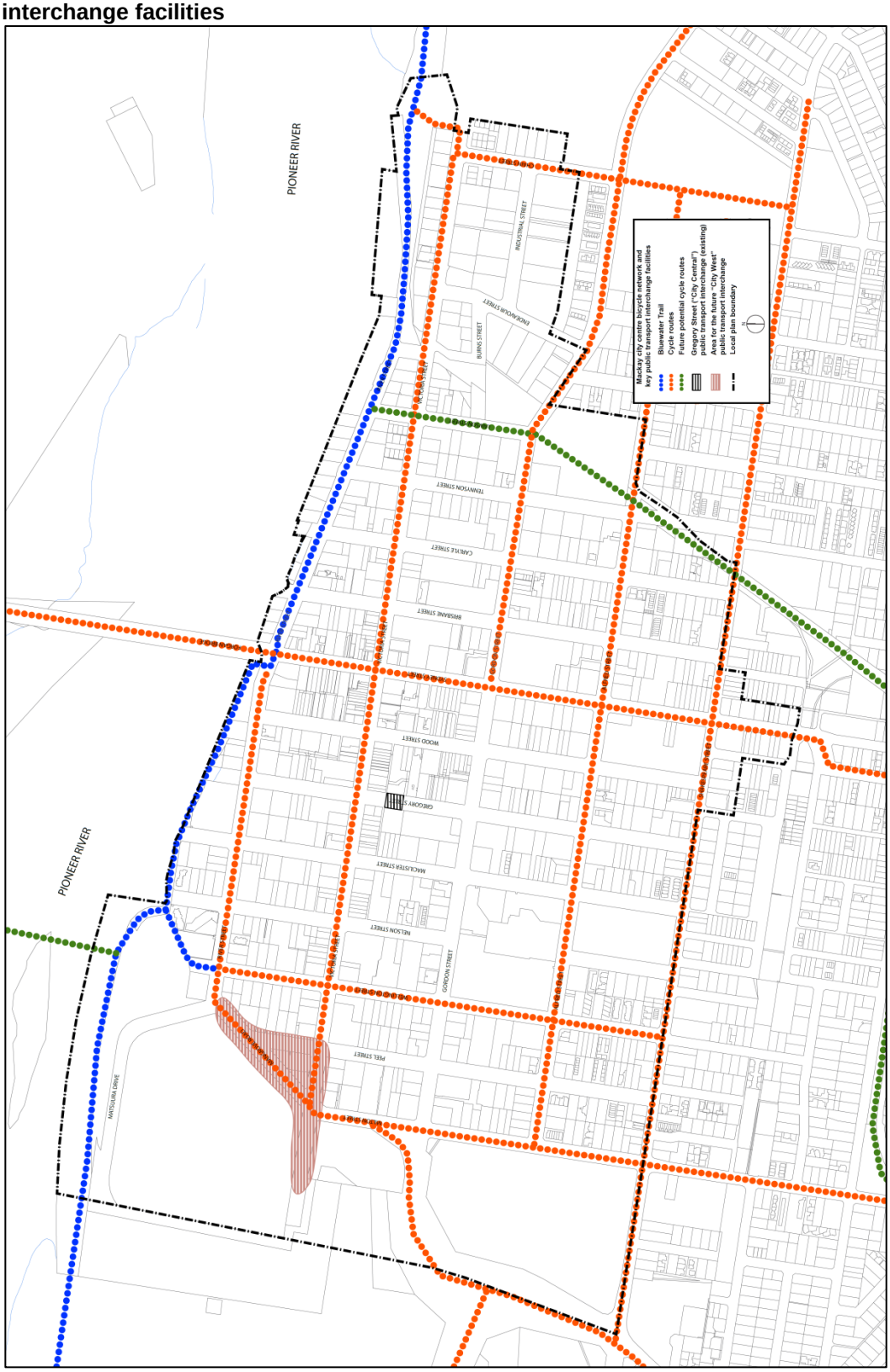


Figure 7.2.1.3.C – Mackay city centre local plan – laneway network

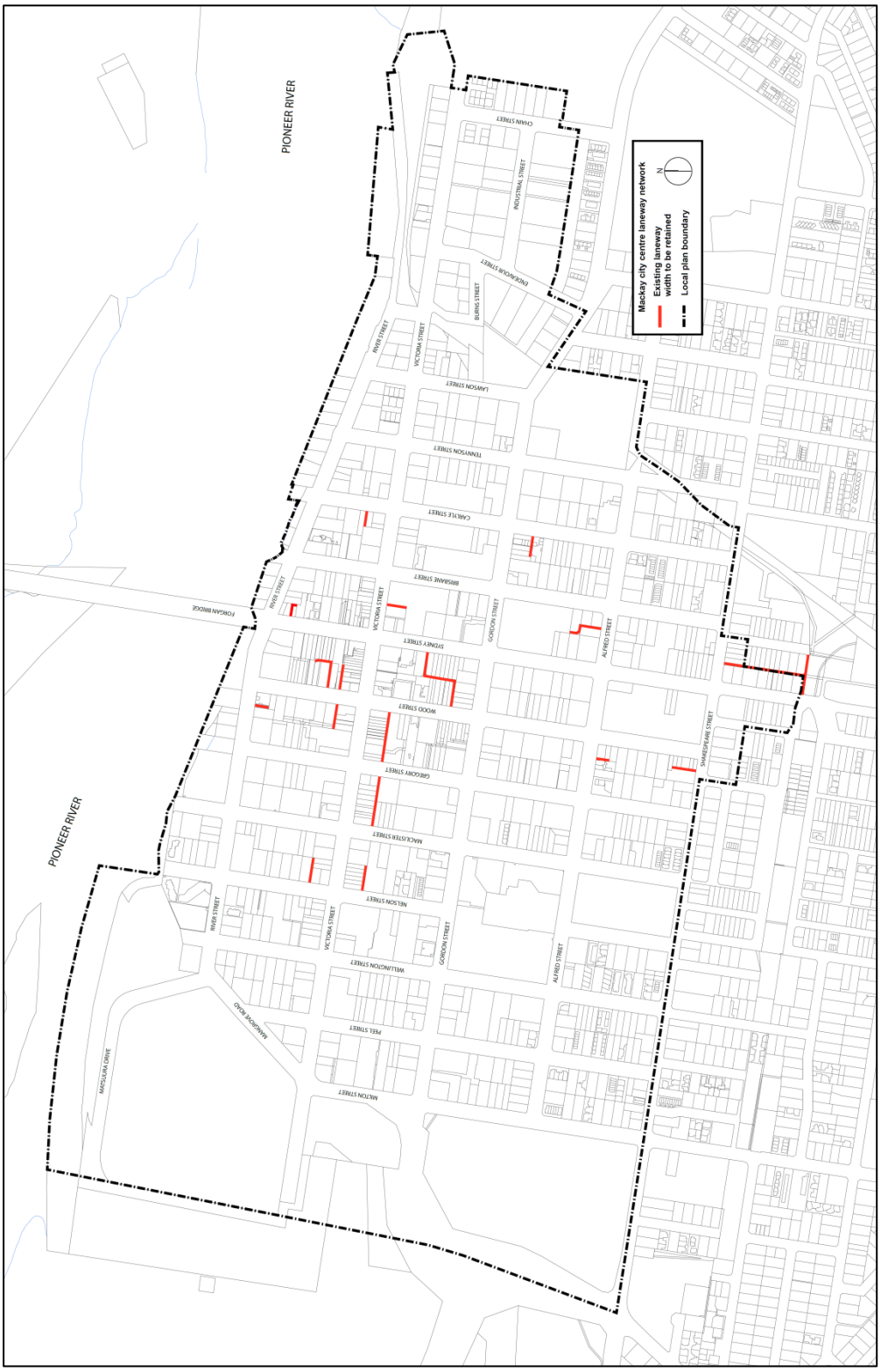


Figure 7.2.1.3.D – Mackay city centre local plan – building typology 1 – key active frontage – city core precinct / Victoria Street

Figure 7.2.1.3.E – Mackay city centre local plan – building typology 2 – key active frontage – city centre frame

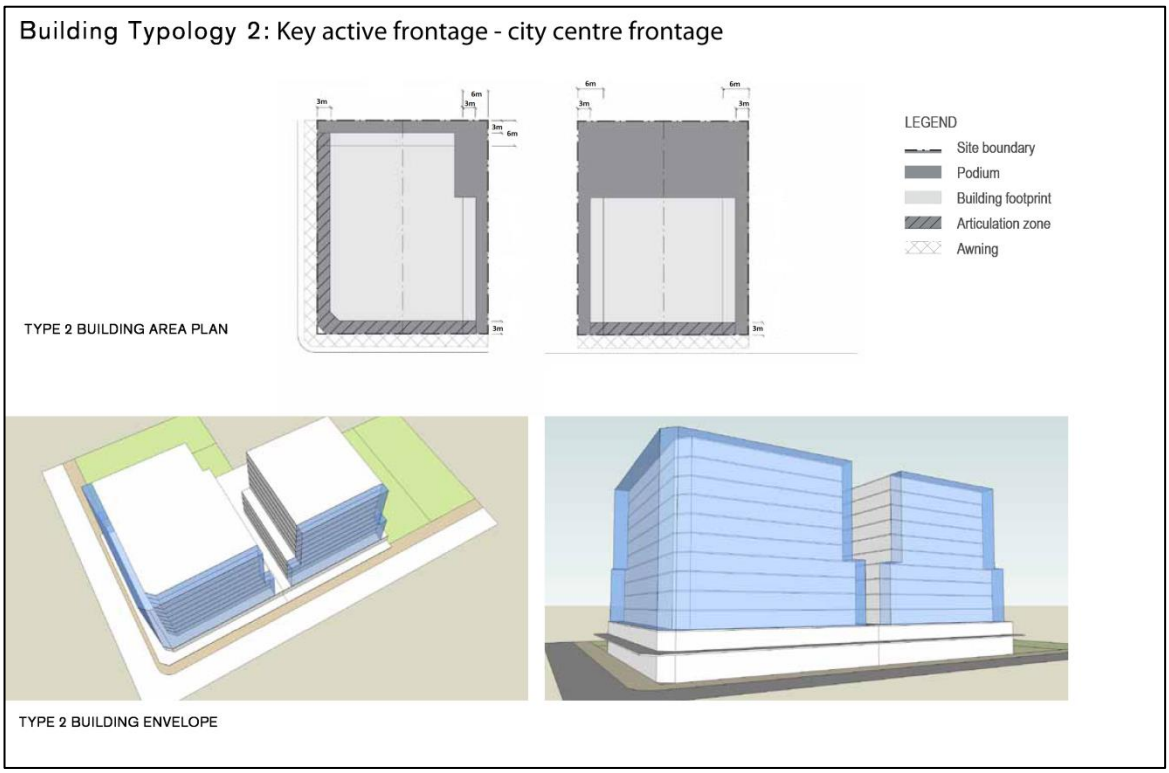


Figure 7.2.1.3.F – Mackay city centre local plan – building typology 3 – secondary active frontage

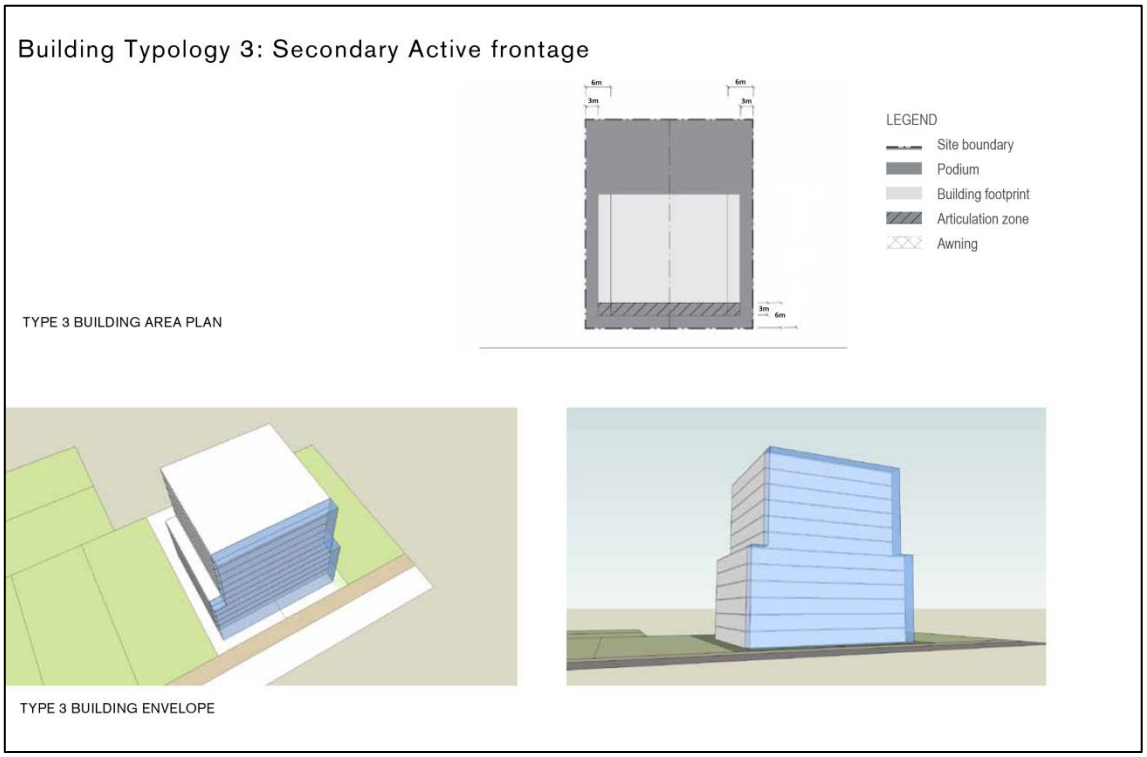


Figure 7.2.1.3.G – Mackay city centre local plan – building typology 4 – low impact industry frontage

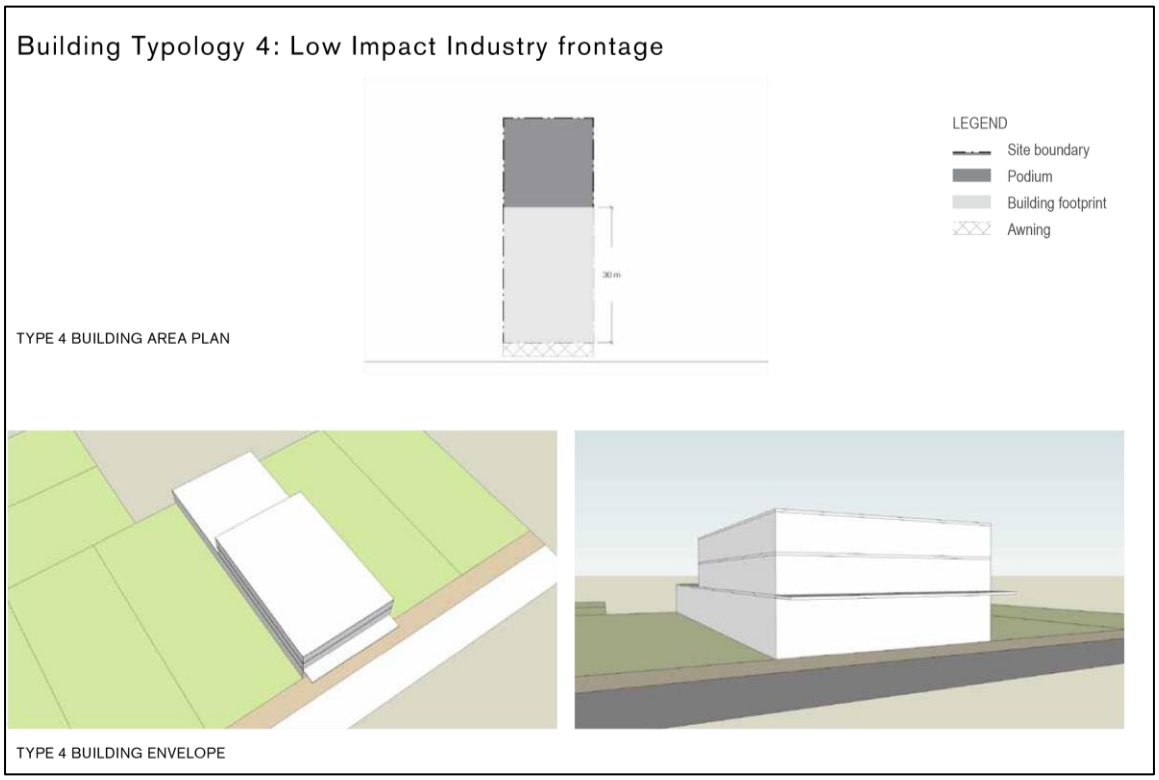
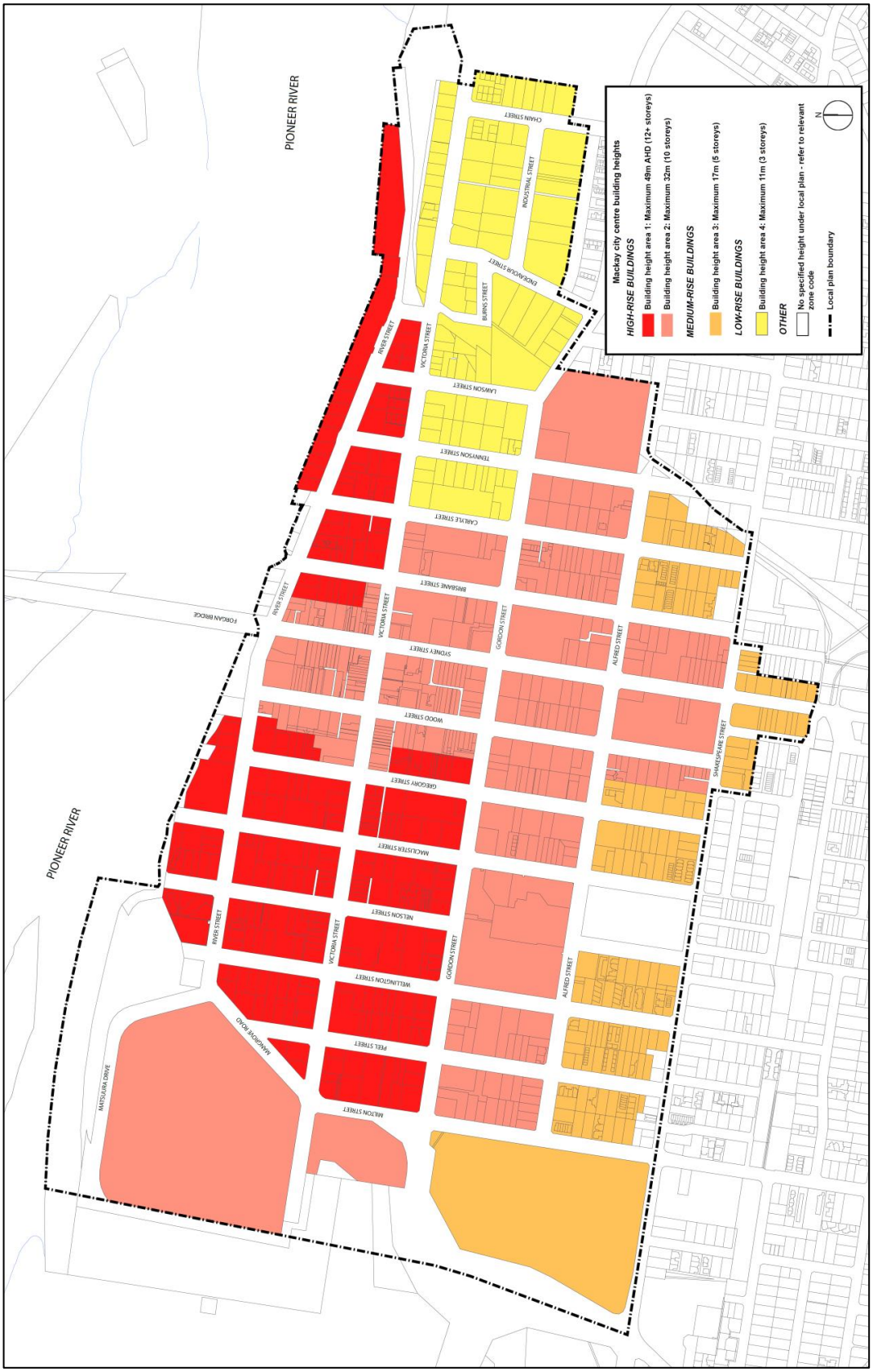


Figure 7.2.1.3.H – Mackay city centre local plan – building heights



7.2.2 Marian central local plan code

7.2.2.1 Application

This code applies to assessing development within the Marian central local plan area shown within Local plan map MC-1 contained within Schedule 2, and further illustrated in Figure 7.2.2.3.A.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

7.2.2.2 Purpose

(1) The purpose of the Marian Central local plan is to provide for cohesive urban form that:

- (a) unites urban areas to the east and west of the local plan area; and
- (b) includes an accessible, attractive and vibrant district centre; and
- (c) is characterised by strong visual and physical connections with the Pioneer River.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Marian district centre ('the district centre") is an accessible, attractive and vibrant community focal point that has:
  - (i) high levels of pedestrian amenity; and
  - (ii) a strong presence of street-orientated design; and
  - (iii) a strong visual and physical connection with the Pioneer River; and
- (b) the riverfront parkland north of the district centre enables the community to engage with and utilise the Pioneer River. The riverfront park forms a focal point for the community; and
- (c) a significant multi-purpose sub-regional sports facility, in an accessible central location south or south-west of the district centre, serves the needs of Marian and the wider Pioneer Valley community; and
- (d) the vehicular and pedestrian / bicycle access network provides for a high level of connectivity within and through the local plan area; and
- (e) appropriately located and well-designed higher density residential development utilises strategic land and increases the housing product diversity in the urban area.

7.2.2.3 Assessment benchmarks

Part A – Benchmarks for assessable development

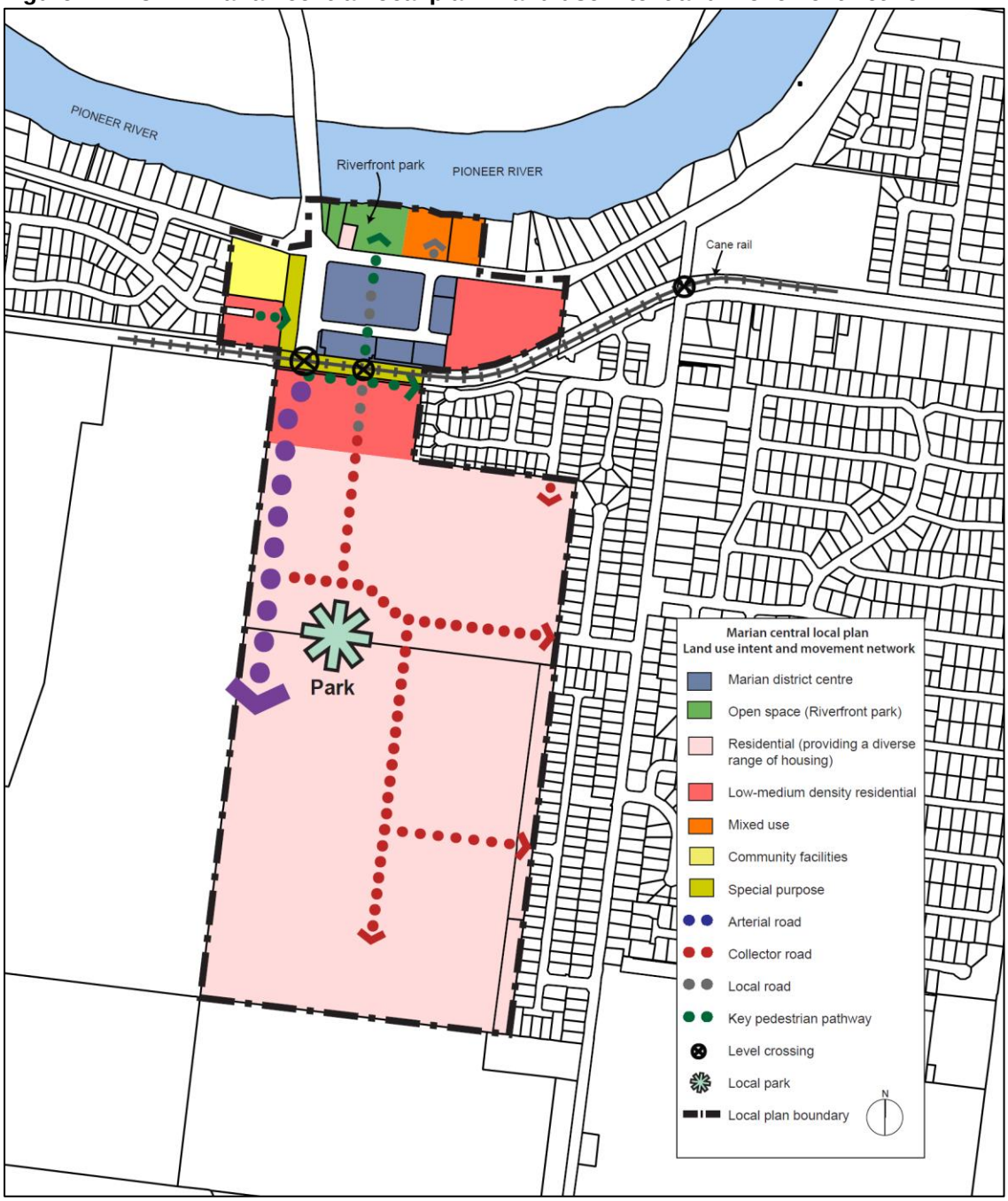
Table 7.2.2.3.A – Marian central local plan – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Marian district centre	
PO1 The district centre is characterised by: (a) built form that defines and addresses streets to contribute toward a vibrant, street-orientated character; and (b) high levels of pedestrian and vehicular connectivity with areas surrounding the centre; and (c) conveniently located public transport facilities serving efficient bus routes; and (d) attractive gateway elements defining the extent of the precinct.	**AO1** The district centre is characterised by: (a) a main street ("Duffy Court") that forms the focus of the centre and is adjoined by street orientated development; and (b) buildings that address, but do not necessarily adjoin the Anzac Avenue, Bissett Street and Hadley Street frontages; and (c) safe, convenient and attractive pedestrian access throughout the centre; and (d) a high level of connectivity to adjoining southern and eastern urban areas; and (e) public transport facilities at a central and prominent location within the centre. (f) articulated built form, active frontages and landscaping at the intersections of: (i) Anzac Avenue and Hadley Street; and (ii) David Price Way and Bissett Street.
Access network	
PO2 New roadways provide a high level of connectivity within and through the local plan area by: (a) providing for co-ordinated access across development sites; and (b) connecting with the existing road network.	**AO2** Arterial roads, collector streets, local streets, and level crossings of the cane railway are co-ordinated across development sites and provided generally in accordance with Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network.
PO3 Active transport (walking and cycling) throughout the Marian Central local plan area is encouraged through the provision of safe, direct and attractive pedestrian and bicycle linkages between residential areas and important service, community and recreation nodes.	**AO3** Pedestrian and cycle paths are provided generally in accordance with Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network and provide linkages between: (a) the riverfront park and the district centre; and (b) the district centre and the residential area to the south; and (c) the district centre and Grosskreutz Avenue along the southern side of the rail corridor that facilitates a direct link between the residential area south of the district centre and Marian State Primary School; and (d) Blackmur Street and the district centre.

Performance outcomes	Acceptable outcomes
PO4 Physical connectivity and common streetscape elements provide a strong sense of connection and identity between the new riverfront park, the district centre and the residential area south of the district centre	**AO4.1** Strong pedestrian and cycle connectivity between the riverfront park and residential area south of the district centre is provided by way of a north-south linkage that provides: (a) direct pedestrian access across Anzac Avenue between the new riverfront park and the northern end of the district centre; and (b) pedestrian facilities at the cane tramline level crossing; and (c) footpaths on both sides of the north-south collector street south of the district centre.
	AO4.2 Common landscaping (plant species) and street furniture elements are used and provided: (a) in the riverfront park; and (b) throughout the district centre; and (c) along the north-south collector road south of the district centre; and (d) in the park south of the district centre.
Higher density residential development	
PO5 Higher density residential development is provided in the area south of the district centre to: (a) efficiently utilise this strategically important land; and (b) take advantage of the land's convenience and amenity; and (c) increase the diversity of housing product available in the Marian central local plan area.	**AO5** In accordance with Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network, Low-medium density residential development: (a) is provided in the area immediately south of the district centre; and (b) is interspersed throughout low density residential development on land further south.
Open space	
PO6 Centrally located and connected parkland: (a) contributes towards a strong sense of identity; and (b) provides unique recreation opportunities and visual and physical access to the riverfront.	**AO6.1** A riverfront park is provided between Anzac Avenue and the Pioneer River in accordance with Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network.
	AO6.2 A park south of the district centre is provided in accordance with Figure 7.2.2.3.A – Marian central – land use intent and movement network.
PO7 A multi-purpose sub-regional sports facility (sports fields and associated facilities serving Marian and other areas in the Pioneer Valley) is provided on useable land and in a centralised location in close proximity to the district centre.	**AO7.1** A sub-regional sports facility is provided south, in accordance with the identified park on Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network, or south-west of, and in close proximity to, the district centre.

Performance outcomes	Acceptable outcomes
	AO7.2 The sub-regional sports facility has: (a) a minimum area of 8 hectares; or (b) an area and dimensions suitable for accommodating: (i) 2 x full sized ovals (suitable for accommodating Cricket and Australian Rules Football); and (ii) 2 x full sized rectangular fields (suitable for accommodating Rugby League, Rugby Union and Soccer); and (iii) 4 x courts (suitable for accommodating Netball, Basketball and other court-based sports); and (iv) 1 x multi-use clubhouse and change room facilities; and (v) interspersed spectator and passive recreation areas and appropriate separation areas between facilities; and (vi) an adequate amount of car parking.
	AO7.3 The sub-regional sports facility is provided on well-drained land that is not subject to regular or prolonged periods of inundation.

Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network



THIS PAGE LEFT INTENTIONALLY BLANK

Part 8 Overlays

8.1 Preliminary

(1) Overlays identify areas in the planning scheme that reflect state and local level interests and have one or more of the following characteristics:

(a) there is a particular sensitivity to the effects of development;

(b) there is a particular constraint on land use or development outcomes;

(c) there is the presence of valuable resources; and

(d) there are particular opportunities for development.

(2) Overlays are mapped and included in Schedule 2.

(3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5, section 5.10.

(4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.

(5) Assessment benchmarks for an overlay may be contained in one or more of the following:

(a) a map for an overlay

(b) a code for an overlay

(c) a zone code

(d) a local plan code; or

(e) a development code

(6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.

(7) The overlays for the planning scheme are:

(a) Acid sulfate soils overlay

(b) Agricultural land overlay

(c) Airport environs overlay

(d) Biodiversity overlay

(e) Bushfire hazard overlay

(f) Extractive resources and high impact activities overlay

(g) Flood and coastal hazards overlay

(h) Heritage and neighbourhood character overlay

(i) Landscape character and image corridor overlay

(j) Landslide hazard overlay

(k) Regional infrastructure overlay

(l) Residential density overlay

(m) Road hierarchy overlay

(n) Transport noise corridor overlay

(8) The following are the overlay codes for the planning scheme:

(a) Acid sulfate soils overlay code
(b) Agricultural land overlay code
(c) Airport environs overlay code
(d) Biodiversity overlay code
(e) Bushfire hazard overlay code
(f) Extractive resources and high impact activities overlay code
(g) Flood and coastal hazards overlay code
(h) Heritage and neighbourhood character overlay code
(i) Landscape character and image corridor overlay code
(j) Landslide hazard overlay code; and
(k) Regional infrastructure overlay code.

(9) The following are overlays for the planning scheme without codes:

(a) Residential density overlay (overlay involves map and category of development and assessment table for the purpose of changing level of assessment only, and therefore no overlay code is provided in Part 8)

(10) The following overlays for the planning scheme are for information purposes only:

(a) Road hierarchy overlay (overlay involves map for information purposes only and therefore no overlay code is provided in Part 8); and
(b) Transport noise corridor overlay (overlay involves map for information purposes only and therefore no overlay code is provided in Part 8).

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to assessing development within the acid sulfate soils overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.1.2 Purpose

(1) The purpose of the acid sulfate soils overlay code is to ensure that development in areas known to contain, or potentially containing acid sulfate soils, avoids the disturbance of acid sulfate soils or minimises the release of acid and metal contaminants.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development in areas known to contain, or potentially containing acid sulfate soils, avoids disturbance or implements appropriate investigation and management techniques to minimise the release of acid and metal contaminants to:
  - (i) maintain ecological quality of the natural environment, particularly water quality; and
  - (ii) protect human health and wellbeing; and
  - (iii) minimise adverse effects on the built environment, particularly corrodible assets on the site and on surrounding sites.

8.2.1.3 Assessment benchmarks

Part A – Benchmarks for Assessable development

Table 8.2.1.3.A – Acid sulfate soils overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
PO1 Development in areas known to contain, or potentially containing acid sulfate soils, implements appropriate investigation and management techniques to: (a) maintain the ecological quality, particularly the water quality within the subject site and on surrounding sites; and (b) prevent the accelerated corrosion of built structures such as buildings, roads, bridges and utility infrastructure.	**AO1.1** An Acid Sulfate Soils Investigation Report in accordance with the following is provided: (a) prepared by a suitably qualified person; and (b) prepared in accordance with the *Queensland Sampling Guidelines* and soil analysis according to the *Laboratory Methods Guidelines* or *Australian Standard AS4969*; and (c) demonstrates: (i) the sampling and technical analysis procedures adopted in the investigation; and (ii) details on the water table; and (iii) the location, area, depth and volume of acid sulfate soil to be disturbed; and (iv) the maximum existing and potential acidity of identified acid sulfate soils.

Performance outcomes	Acceptable outcomes
	AO1.2 Where the Acid Sulfate Soils Investigation Report finds that the development will disturb acid sulfate soils, the development complies with an Acid Sulfate Soils Environmental Management Plan that: (a) is prepared by a suitably qualified person; and (b) is prepared in accordance with the *Queensland Sampling* Guidelines and soil analysis according to the *Laboratory Methods Guidelines* or *Australian Standards AS4969.*; and (c) demonstrates: (i) the proposed method of treating / managing disturbed acid sulfate soils and surface drainage waters from areas containing disturbed acid sulfate soil; and (ii) the proposed method of maintaining water table levels in and adjacent to disturbed areas, or management of acid sulfate soils if the water table is lowered below the acid sulfate soils layer.
	AO1.3 The disturbance of acid sulfate soils avoids the release of acid and metal contaminants by: (a) neutralising acidity and maintaining water quality at more than 5.5pH; and (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.

8.2.2 Agricultural land overlay code

8.2.2.1 Application

This code applies to assessing development within the agricultural land overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.2.2 Purpose

(1) The purpose of the agricultural land overlay is to ensure development on or near agricultural land[1] maintains the productive capacity of the land for agricultural purposes.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development that fragments, alienates or diminishes the productive capacity of agricultural land for agricultural purposes is avoided; and

(b) agricultural activities on agricultural land is protected and promoted; and

(c) the full productive capacity of agricultural land for agricultural purposes is not compromised by the location of sensitive land uses that will prevent or constrain current or future farming operations.

8.2.2.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.2.3.A – Agricultural land overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Development on agricultural land	
PO1 Development utilises or maintains the productive capacity of agricultural land for agricultural purposes, unless: (a) an overriding need in the public interest is demonstrated; and (b) no alternate sites (not on agricultural land) are available.	**AO1.1** Agricultural land accommodates the following agricultural activities and uses that are ancillary, support or complement agricultural land: (a) animal husbandry; and (b) cropping; and (c) intensive animal industry; and (d) intensive horticulture; and (e) major electricity infrastructure; and (f) out-building/s associated with an agricultural activity; and (g) rural industry; and (h) small-scale residential uses including dwelling house, dwelling unit, caretaker's accommodation and rural workers' accommodation; and (i) utility installation other than a mail depot, sewerage treatment plant, waste (refuse) management facility or water treatment plant.

1 "Agricultural land" is a collective term for all land identified as "Agricultural land class A and B" and "Locally Important Agricultural Areas" on the Agricultural land overlay mapping

Performance outcomes	Acceptable outcomes
	AO1.2 Development for uses not mentioned in AO1.1: (a) is located outside areas identified as Agricultural land class A and B and Locally important agricultural areas; or (b) does not result in over 2,000m^2 of land being taken out of agricultural production and: (i) occupies the same location as a previous non-agricultural use and/or co-locates with existing buildings; or (ii) is located on the least agriculturally productive part/s of the site[2]; or (iii) is not setback more than: (A) 24 metres from an arterial road; and (B) 12 metres from a sub-arterial road, collector street or access street.
PO2 Development manages potential sources of contamination by avoiding: (a) adverse affects on the physical and chemical properties of the soil; and (b) contamination of the soil that would restrict cropping options by inhibiting crop emergence and/or growth; and (c) heavy metal contamination of the soil.	No acceptable outcome prescribed.
PO3 Soil and topographic conditions are rehabilitated to the previous condition upon the cessation of a temporary use on good quality agricultural land.	No acceptable outcome prescribed.
PO4 Long-cycle cropping[3] does not fragment, alienate, result in the loss of or diminish the productive capacity of the sugar industry.	**AO4** Long-cycle cropping is not located in a Locally important agricultural area unless: (a) an overriding community need for the development is demonstrated; and (b) no alternate sites (not on Locally important agricultural area) are available; and (c) It is demonstrated that the use will not compromise the viability of local sugar industry infrastructure (e.g. Cane rail, sugar mills).

[2] "Least agriculturally productive part of the site" means land not identified as agricultural land or land encumbered by site constraints such as poor soil, terrain, accessibility and other factors inhibiting agricultural capacity.

[3] "Long-cycle cropping" means cropping that has a harvesting frequency of 8 years or more – for example, Cropping where involving forestry for wood production.

Performance outcomes	Acceptable outcomes
PO5 New lots created through boundary realignment: (a) maintain or improve the agricultural capacity of agricultural land; and (b) do not fragment, alienate or diminish the productive capacity of agricultural land; and (c) do not increase potential conflict between agricultural and non-agricultural uses.	**AO5** Boundary re-alignments maintain the productive capacity of agricultural land by: (a) resulting in a lesser number of lots; or (b) separating: (i) agriculturally productive and non-agriculturally productive land; or (ii) different land uses; or (iii) infrastructure; or (c) resolving an encroachment issue/s.
Separation distances for sensitive land uses	
PO6 Separation and/or buffering between sensitive land uses and agricultural land: (a) minimises potential land use conflicts; and (b) provides a high level of amenity for sensitive land uses.	**AO6** Sensitive land uses are separated from agricultural land by a buffer with a minimum width of 40 metres[4].

[4] Buffers may be publicly owned (roads, parks, drains) or privately owned (subject to an appropriate building envelope / line) land and may include measures (such as vegetation and fences) to mitigate potential impacts from agricultural activities.

8.2.3 Airport environs overlay code

8.2.3.1 Application

This code applies to assessing development within the airport environs overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.3.2 Purpose

(1) The purpose of the airport environs overlay code is to:

(a) ensure development maintains the safety, efficiency and operational integrity of Mackay Airport and associated aviation facilities; and

(b) minimise safety risks and maintain the amenity of development in close proximity to Mackay Airport.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) safety risks for aircraft approaching and departing from Mackay Airport are minimised through ensuring that:

(i) development and associated activities is limited and avoids increasing public safety risks within the airport public safety areas; and

(ii) inappropriate development such as buildings, structures and other obstructions avoid being located within close proximity to aviation facilities to maintain and not compromise their operation; and

(iii) development and associated activities do not create incompatible intrusions, or compromise aircraft safety, in operational airspace; and

(iv) development does not generate air emissions, attract wildlife and include inappropriate lighting that compromises aircraft safety; and

(b) development in close proximity to Mackay Airport is compatible with forecast levels of aircraft noise within the 20 ANEF contour and greater.

8.2.3.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.3.3.A – Airport environs overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Protection of aviation facilities	
PO1 Development does not interfere with the function of aviation facilities[5].	**AO1.1** Development located within the building restriction area for an aviation facility does not create: (a) permanent or temporary physical obstructions in the line of sight between antennas;

[5] Development should be referred to Airservices Australia for assessment if it is located within aviation facility "Building restriction area – zone A". SPP Guideline – Strategic airports and aviation facilities provides guidance on meeting the outcomes.

Performance outcomes	Acceptable outcomes
	(b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; and (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.
	AO1.2 Development located within the building restriction area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.
Public safety area	
PO2 The following development is avoided within the public safety area to maintain and not compromise the safety and operational efficiency of the airport: (a) uses that increase the number of residents, employees or people participating in recreation activities, other than intensification within, and provided for by, the Medium density residential zone and Low density residential zone; and (b) uses involving the manufacture or bulk storage of hazardous (explosive or noxious) or flammable material.	No acceptable outcome prescribed.
Australian Noise Exposure Forecast (ANEF) contours	
PO3 Sensitive land uses and uses supported by on-site employees within the ANEF contours are appropriately located and designed to prevent adverse impacts from aircraft noise to achieve a high level of amenity.	**AO3.1** Development within the 20-40 ANEF contour is designed and constructed to attenuate aircraft noise by achieving the following indoor design sound levels: (a) for caretaker's accommodation, community residence, dual occupancy, dwelling house, dwelling unit, multiple dwelling activities and residential care facility: (i) 50 db for sleeping areas; and (ii) 55 db for other habitable areas; and (b) 50 db for childcare centres and community activities; and (c) 55 db for centre activities, hotel, outdoor business activities and short term accommodation; and (d) 75 db for hardware and trade supplies, low impact industry, research and technology industry, service industry and service station.

Performance outcomes	Acceptable outcomes
	AO3.2 Development accords with *AS2021 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.*
Operational airspace - Obstacle limitation surface	
PO4 Development does not obstruct the operational airspace or interfere with the safe and efficient operation of Mackay Airport.	**AO4.1** Development, associated equipment used during construction (such as cranes) and landscaping (at maturity) does not exceed the obstacle limitation surface height[6].
	AO4.2 Development involving transient aviation activities not directly associated with Mackay Airport, such as parachuting, hot air ballooning and hang-gliding; do not occur within the airport's operational airspace including above or below the obstacle limitation surface.
Operational airspace – Lighting and reflective surfaces	
PO5 Development within the lighting management area does not include external lighting (fixing, operation, strength and direction of any lighting) or reflective surfaces where such fixtures could distract and confuse pilots and increase the risk of an aircraft incident.	**AO5.1** Development within the lighting management area avoids: (a) straight parallel lines of lighting of a length between 500 metres and 1,000 metres; and (b) the fixing of external upwards-facing lighting and other bright light sources; (c) flare plumes; and (d) reflective surfaces; and (e) flashing, laser and sodium lights.
	AO5.2 External lighting is designed in accordance with CASA guideline, "*Lighting in the vicinity of aerodrome: Advice to lighting designers".*
Operational airspace - Emissions	
PO6 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Mackay Airport's operational airspace.	**AO6.1** Development within the wildlife hazard buffer zone – 13 kilometres, does not emit gaseous plumes at a velocity exceeding 4.3 metres per second.

[6] Any building (including construction equipment), structure or landscaping (whether temporary or permanent) that exceeds the obstacle limitation surface is referred to the airport operator and Civil Aviation Safety Authority (CASA) and complies with any CASA directives.

Performance outcomes	Acceptable outcomes
	AO6.2 Development within the wildlife hazard buffer zone – 13 kilometres that emits smoke, dust, ash, steam or gaseous plumes exceeding 4.3 metres per second, is designed and constructed to mitigate adverse impacts of emissions upon operational airspace by maintaining: (a) visibility for aircraft pilots and air traffic control officers; and (b) safe operation of aircraft engines and other equipment.
Operational airspace - wildlife hazard	
PO7 Development does not compromise safe aircraft movement by attracting birds and bats within operational airspace.	**AO7.1** Development involving the following are not located within the wildlife hazard buffer zone – 3 kilometres: (a) food handling or food processing that is an industrial activity; and (b) animal husbandry and other uses involving stock handling or slaughtering, stables, pig production, or wildlife keeping outside enclosures; and (c) aquaculture involving any fish growing areas or handling, processing, packing or storage that is not fully contained within an enclosed building; and (d) cropping involving fruit tree or turf production; and (e) intensive animal industries involving pig production; (f) other uses involving waste; and management operations or food production; (g) tourist attraction where involving a zoo; and (h) lakes, ponds or other types of development involving permanent bodies of water.
	AO7.2 Adequate measures preventing the attraction of birds and bats into operational airspace are implemented where uses mentioned in AO7.1 are located within the wildlife hazard buffer zone - 8 kilometres. These measures include: (a) providing contained refuse storage; and (b) outdoor areas are kept in a clean state (free from waste) at all times; and (c) no outdoor stockpiles of waste.
	AO7.3 Development involving the disposal of putrescible waste does not occur within the wildlife hazard buffer zone - 13 kilometres.

8.2.4 Biodiversity overlay code

8.2.4.1 Application

This code applies to assessing development within the Biodiversity overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.4.2 Purpose

(1) The purpose of the biodiversity overlay code is to ensure that development maintains the ecological integrity of significant vegetation and wildlife habitat areas, natural waterways and natural wetlands.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the ecological integrity and functionality of environmentally significant vegetation and wildlife habitat areas, waterways and wetlands is maintained by ensuring that development:

(i) retains elements of ecological importance; and

(ii) effectively mitigates potential environmental, amenity, hydrologic and access impacts; and

(b) where relevant, the ecological integrity and functionality of environmentally significant vegetation and wildlife habitat areas, waterways and wetlands is improved through rehabilitation measures and enhancing regional ecological connectivity.

8.2.4.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.4.3A – Biodiversity overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
PO1 Development is located, designed and operated to maintain ecological integrity and functionality within, adjoining and near the site by: (a) retaining high value vegetation and habitat areas, waterways and wetlands; and (b) mitigating environmental and amenity impacts; and (c) maintaining stormwater and hydrologic characteristics; and (d) managing access for vehicles, pedestrians, domestic animals native fauna and fish passages; and (e) rehabilitating degraded areas and improving regional ecological connectivity by providing habitat linkages between areas of ecological significance.	**AO1.1** Development avoids areas of ecological significance as follows: (a) reconfiguring a lot does not increase the number of lots encroaching on environmentally significant vegetation and wildlife habitat areas and waterways and wetlands; and (b) buildings and constructed outdoor parking, recreation or storage areas avoid environmentally significant vegetation and wildlife habitat areas and waterways and wetlands.

Performance outcomes	Acceptable outcomes
	AO1.2 Development avoids being located within the following specified distances: (a) 200 metres of a wetland outside an urban area; or (b) 50 metres of a wetland within an urban area; or (c) 50 metres of a waterway.
	AO1.3 If compliance with AO1.1 and/or AO1.2 cannot be achieved and it is demonstrated that: • there is an overriding community need for the development in social, economic or ecological terms; and • the development: – cannot be reasonably located elsewhere; or – is entirely reliant being located within environmentally significant vegetation and wildlife habitat areas or waterway and wetland; the development is located, designed and operated to ensure minimal environmental impacts by: (a) locating development within areas of the least ecological significance (e.g. already cleared areas); and (b) ensuring remaining area/s of ecological significance within the site are retained and protected; and (c) management of the following to maintain natural ecological values within, adjoining and near the site: (i) potential noise, light (glare and artificial light), air quality (emissions, dust, odour) is waste (wastewater, refuse) impacts; and (ii) stormwater and hydrology: (A) flow paths and water levels; and (B) storage capacity and duration; and (C) volume, concentration, velocity and quality of discharge; and (D) water salinity; and (iii) restricting access within and through the site by vehicles, pedestrians and domestic animals as necessary; and (iv) providing for unrestricted access for native fauna within and through the site, or restricting access to avoid potential safety / nuisance issues as necessary; and

Performance outcomes	Acceptable outcomes
	(d) improving the ecological function of areas within the site though the: (i) rehabilitation of degraded areas; and/or (ii) provision of new linkage/s between areas of ecological significance.
PO2 Development avoids land degradation within, and in close proximity to, waterways and wetlands through: (a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scaling; and (b) loss or modification of chemical, physical or biological properties or functions of soils.	**AO2.1** Earthworks are not carried out within waterways and wetlands.
	AO2.2 In waterway and wetland buffer areas, modified land gradients do not exceed the following: (a) very stable soils – no gradient specified; or (b) stable soils – 32%; or (c) unstable soils – 10%; or (d) very unstable soils – 1%.

8.2.5 Bushfire hazard overlay code

8.2.5.1 Application

This code applies to assessing development within the bushfire hazard overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

Notes:

1. For the purposes of Part 3, Section 12 of the *Building Regulation 2006*, land identified within the bushfire hazard areas (very high, high and medium), and within 100m of a bushfire hazard area on the Bushfire hazard overlay map are 'designated bushfire prone areas'. Relevant sections of the Building Code of Australia and AS3959 (2009) "*Construction of Buildings in Bushfire-prone Areas*" apply to development within the 'designated bushfire prone areas' identified on the Bushfire overlay map.

2. Bushfire hazard overlay mapping in Schedule 2: Overlay Maps, should be read in conjunction with a detailed site-specific assessment to determine the actual level of potential bushfire hazard on a given site.

8.2.5.2 Purpose

(1) The purpose of the bushfire hazard overlay code is to ensure that development in areas subject to bushfire hazard is located and designed to minimise the risk of harm to people and property.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) development in bushfire hazard areas is located and designed so that:
  - (i) damage from bushfire events is minimised; and
  - (ii) it avoids areas with a very high, high and medium risk bushfire hazard; and
  - (iii) accessibility and equipment is provided for fire fighting vehicles; and
  - (iv) safe evacuation during bushfire events can be facilitated; and
- (b) public safety and the environment are not adversely affected by the inappropriate storage of hazardous materials.

8.2.5.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.5.3.A – Bushfire hazard overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
PO1 The safety of people and property are maintained by: (a) avoiding development in bushfire hazard areas; or (b) assessing and mitigating the risk of people living or working in bushfire hazard areas; and (c) mitigating the risk of bushfire through: (i) siting of buildings; and (ii) providing adequate access for fire-fighting / other emergency vehicles and safe evacuation; and (iii) providing an adequate and accessible water supply system for fire-fighting purposes.	**AO1.1** Development, excluding dwelling houses, in a very high, high and/or medium bushfire hazard area, is supported by a Bushfire Management Plan.
	AO1.2 Buildings and structures are located: (a) to avoid areas of very high, high and medium bushfire hazard; and (b) in the area of the site with the lowest bushfire risk; and (c) to achieve a minimum setback from hazardous vegetation of 20 metres; and (d) so that elements least susceptible to fire are closest to the bushfire hazard.
	AO1.3 For buildings and structures with a gross floor area greater than 50m^2, each lot: (a) incorporates a water supply system that has sufficient flow and pressure characteristics for fire-fighting purposes at all times (minimum pressure flow of 10 litres a second at 200KPA), or (b) incorporates an onsite storage system with a minimum capacity of 5,000 litres (e.g. tank or swimming pool).
	AO1.4 Where a water supply system is used, it: (i) contains, as far as practically possible, components that are fire proof or non-combustible; and (ii) is fitted with male camlock fire brigade tank fittings; and (iii) connected to a constructed public road by a driveway with a maximum gradient of 12.5% and a minimum width of 6 metres (to be accessible to fire fighting vehicles); and (iv) within 6 metres of a fire fighting vehicle parking area that: (i) is level; and (ii) has a minimum area of 60m^2; and

Performance outcomes	Acceptable outcomes
	(v) is connected to a pump that is independent of mains electricity supply; and (vi) is located external to, and a reasonable distance from, buildings[7]; and (vii) is located to ensure safe and efficient access during a fire event.
PO2 Development maintains the safety of people and property by including firebreaks that provide: (a) setbacks between buildings / structures and hazardous vegetation; and (b) access for fire-fighting/other emergency vehicles.	**AO2.1** Development in bushfire hazard areas resulting in multiple buildings, structures and/or lots provide either of the following firebreaks: (a) a perimeter road that: (i) separates all buildings, structures and/or lots from bushfire hazard areas; and (ii) provides or forms part of a minimum cleared width between bushfire hazard areas and buildings / structures of 20 metres; and (iii) includes a constructed public road with a minimum carriageway width of 6 metres; and (iv) is constructed to an all-weather standard; (b) fire maintenance trails that: (i) separates all buildings, structures and/or lots from bushfire hazard areas; and (ii) provides or forms part of a minimum cleared width between bushfire hazard areas and buildings / structures of 20 metres; and (iii) has a minimum formed trail width of 4 metres; and (iv) has a maximum gradient of 12.5%; and (v) has vehicular access points at each end (not a dead end); and (vi) provide passing bays and turning areas (no more than a 3-point turn) for medium rigid vehicles; and (vii) are constructed and maintained to be accessible and driveable for fire fighting vehicles at all times, prevent erosion (i.e. erosion control devices) and provide adequate drainage; and (viii) are provided within publicly owned land or an access easement in favour of Council and the Queensland Fire and Rescue Service.

[7] The water supply system must be accessible in the event of a fire within a building or structure.

Performance outcomes	Acceptable outcomes
PO3 Community infrastructure, including community activities and childcare centres, are only located in a bushfire hazard area where: (a) the function and role of the use necessitates its location; and (b) there are no suitable alternative sites in a low bushfire hazard area; and (c) the use is able to function effectively during and immediately after bushfire events.	**AO3** Community infrastructure, including community activities and childcare centres: (a) are not located on land identified as very high, high or medium bushfire hazard areas; or (b) do not involve any new building work other than a minor extension (20m^2 of Gross Floor Area) to an existing building; or (c) are designed to function effectively during and immediately after bushfire events.
PO4 Public safely and the environment are not adversely affected by potential impacts of a bushfire over land containing hazardous materials manufactured or stored in bulk.	**AO4** Development involving the manufacture or storage of hazardous materials in bulk is supported by a Bushfire Management Plan.
PO5 Reconfigured lots provide adequate opportunity for evacuation.	**AO5** Reconfigured lots: (a) are not long and narrow in shape; or (b) do not include rear / battleaxe lots.
PO6 Reconfigured lots in bushfire hazard areas provide a building envelope that is: (a) adequately separated from bushfire hazard area; and (b) large enough to accommodate a dwelling house, outdoor recreation area and on site wastewater treatment system (where not connected to a reticulated sewerage network).	**AO6** In areas zoned Rural and Rural residential, building envelopes are identified: (a) to separate the location of future buildings from bushfire hazard areas in accordance with the separation distances required by AO1.2 and AO2.1; and (b) with a minimum area of 1,000m^2 and minimum dimension of 18 metres.
PO7 Roads enable the following during bushfire events: (a) safe evacuation of residents, employees and other people within bushfire hazard areas; and (b) access for fire fighting vehicles.	**AO7.1** Cul-de-sacs / non-through roads are not provided in bushfire hazard areas unless the cul-de-sac is provided within an alternative access linking the cul-de-sac to other through roads. **AO7.2** Roads have a maximum gradient of 12.5%.

8.2.6 Extractive resources and high impact activities overlay code

8.2.6.1 Application

This code applies to assessing development within the extractive resources and high impact activities overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.6.2 Purpose

(1) The purpose of the extractive resources and high impact activities overlay code is to minimise potential conflicts between existing and future significant extractive resource areas and high impact activities and sensitive land uses.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the operation and full productive capacity of significant existing extractive industries including KRA transport routes is not compromised by the location of sensitive land uses that prevents or severely constrains the current extraction of resources; and

(b) realisation of the full productive capacity of potential extractive resource areas is not compromised by the location of sensitive land uses; and

(c) the operation of existing and future high impact activities is not compromised by the nearby location of sensitive land uses; and

(d) adverse impacts from extractive industries and high impact activities on sensitive land uses are avoided.

8.2.6.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.6.3.A – Extractive resources and high impact activities overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Key resource areas	
PO1 Sensitive land uses and reconfiguration of a lot that facilitate sensitive land uses, are not: (a) located where the economic benefits of winning resources may be curtailed or restricted; and (b) located where they are adversely affected by the following impacts generated by Key Resource Area (KRA) processing areas and transport routes: (i) ground vibration; and (ii) noise; and (iii) odour; and (iv) dust; and (v) visual; and (vi) vehicular access and safety.	**AO1.1** Sensitive land uses and reconfiguration of a lot that facilitate sensitive land uses are located outside KRA processing areas, KRA separation areas and KRA transport routes as identified on the *Extractive resources and high impact activities overlay map*. **AO1.2** If compliance with AO1.1 cannot be achieved, development located within a KRA processing area or KRA separation area: (a) is a development commitment; or

Performance outcomes	Acceptable outcomes
	(b) demonstrates: (i) an overriding community benefit in social, economic or ecological terms that outweighs the community benefit of maintaining the long-term availability of the extractive resource; and (ii) cannot be reasonably located elsewhere
	AO1.3 If compliance with AO1.1 cannot be achieved, development located within a KRA processing area or KRA separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extraction and processing of extractive materials by: (a) locating buildings and structures the greatest distance practicable from the resource / processing area; and (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthermost, and orientated away, from the resource / processing area; and (c) minimising openings in walls closest to these effects; and (d) providing mechanical ventilation to living areas sensitive to these effects; and (e) using appropriate construction insulation and glazing materials.
	AO1.4 Development with direct vehicular access to an identified KRA transport route does not adversely affect the safe and efficient operation of vehicles transporting extractive materials.

Performance outcomes	Acceptable outcomes
High impact activities	
PO2 Sensitive land uses, and reconfiguration of a lot that facilitate sensitive land uses, are not located where they are adversely affected by the following impacts generated by the high impact activity: (a) noise; and (b) odour; and (c) emissions/dust; and (d) visual; and (e) lighting. The community and economic benefits associated with the operation of infrastructure or high impact industrial activities are not compromised or curtailed by sensitive land uses.	**AO2.1** Sensitive land uses and reconfiguration of a lot that facilitate sensitive land uses are located outside the high impact activity and high impact activity buffer areas as identified on the *Extractive resources and high impact activities overlay map*. The buffer areas for high impact activities are based on the following: (a) sewerage treatment plant serving less than 50,000 EP: 500 metres from the property boundary or from the demonstrated operational extent of the sewerage treatment plant area; and (b) sewerage treatment plant serving 50,000 EP or more: subject to demonstration of impacts; and (c) waste management centre (for example Paget): 500 metres from the property boundary; and (d) general waste facility (landfill) (for example Hogans Pocket): 1,000 metres from the property boundary; and (e) general waste transfer facility (for example Bloomsbury, Eungella, Gargett, Hay Point, Kolijo, Koumala, Otterburn (Mirani), Sarina and Seaforth): 500 metres from the property boundary; and (f) ex-landfill site (for example Bayersville): 500 metres from the property boundary; and (g) green waste facility (for example Bucasia and Walkerston): 500 metres from the property boundary; and (h) sugar mill: 1,500 metres from the property boundary or from the demonstrated operational extent of the sugar mill area; and (i) sugar wastewater ponds: 1,500 metres from the property boundary; and (j) abattoir and/or slaughter yard: 1,500 metres from the property boundary; and (k) Paget industrial area: 500 metres from the High impact industry zone and (l) Port of Mackay and Port of Hay Point: 1,500 metres from the extent of strategic port land; and (m) poultry farms: 300 metres from the areas subject to poultry farming activities; and (n) piggeries: 300 metres from areas subject to piggery activities; and (o) feedlots: 300 metres from areas subject to feed lotting.

Performance outcomes	Acceptable outcomes
	AO2.2 Where a sensitive land use/s locates within a high impact activity or high impact activity buffer associated with uses other than the Paget industrial area and Racecourse Mill site/s, the following mitigating design measures are provided to minimise potential impacts on human health, amenity and wellbeing: (a) the sensitive land use is designed to ensure that: (i) the indoor noise objectives set out in the *Environmental Protection (Noise) Policy 2008* are met[8]; and (ii) the air quality objectives in the *Environmental Protection (Air) Policy 2008*, and any relevant national or international standard (for example, the World Health Organisation Guidelines for Air Quality 2000) are met[3]; and (b) design measures include: (i) landscaping; and (ii) screening; and (iii) setting back sensitive land uses from existing and future industrial noise sources; and (iv) orientating buildings so that bedrooms face away from existing and future industrial noise sources; and (v) positioning the development on the windward side (prevailing south-east tradewinds) of the high impact activity; (vi) positioning the development on the site at the furthermost point from the high impact activity; and (vii) barriers, mounds and fences.
PO3 The current and future productivity and operational efficiency of Racecourse Mill, co-generation plant, refinery, other future diversification projects and associated infrastructure is protected from, and not compromised by, the encroachment of sensitive land uses and reconfiguration of a lot that facilitates sensitive land uses.	**AO3.1** Sensitive land uses, and reconfiguration of a lot that facilitates sensitive land uses or incompatible non-residential development, do not locate within the 1,500 metre buffer area of the Racecourse Mill.

[8] An air and/or noise impact assessment should correspond with the scale and level of impact that a sensitive land use may be exposed to. Refer to the Environmental Protection (Air) Policy 2008 and Environmental Protection (Noise) Policy 2008 to see the relevant acoustic and air quality objectives. An air and/or noise impact assessment can be prepared by a suitably qualified professional to demonstrate compliance with acceptable outcome AO2.2.

Performance outcomes	Acceptable outcomes
Non-KRA quarries	
PO4 Sensitive land uses and reconfiguration of a lot that facilitate sensitive land uses, are not: (a) located where winning resources may be curtailed or restricted. (b) located where they are adversely affected by the following impacts generated by non-KRA processing areas and transport routes: (i) ground vibration; and (ii) noise; and (iii) odour; and (iv) dust; and (v) visual; and (vi) vehicular access and safety.	**AO4.1** Sensitive land uses and reconfiguration of a lot that facilitate sensitive land uses are not located within the following distances from non-KRA quarry: (a) 1000 metres from quarries where the extractive resource is rock; and (b) 200 metres from quarries where the extractive resource is any other material (e.g. sand, clay, gravel and soil).

8.2.7 Flood and coastal hazards overlay code

8.2.7.1 Application

This code applies to assessing development within the flood and coastal hazards overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.7.2 Purpose

(1) The purpose of the flood and coastal hazards overlay code is to ensure that development in areas subject to inundation in riverine and local flood events (defined flood level – DFE) and/or located in coastal hazard area, is planned, designed and constructed to minimise risk of hazards to people and property.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development in flood and coastal hazard areas:
  (i) is avoided due to the nature of the use or the severity of the hazard; and
  (ii) achieves acceptable ground levels and floor levels so that damage from flood events is minimised; and
  (iii) minimises exposure of communities to the risk of adverse flood and coastal hazard impacts; and
  (iv) is designed to protect communities, infrastructure and coastal ecosystems from adverse flood and coastal hazard impacts, whilst not unduly burdening disaster management plans; and
  (v) minimises removal of natural process that mitigate risks associated with flood and coastal hazards; and

(b) development involving important community activities and essential utility services maintain their function during flood and coastal hazard events; and

(c) development in flood and coastal hazard areas is located and designed so that it does not worsen impacts on surrounding sites; and

(d) public safety and the environment are not adversely affected by the inappropriate storage of hazardous materials.

8.2.7.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 8.2.7.3.A – Flood and coastal hazards overlay – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development - Flood hazard and Storm-tide inundation areas	
Minimum floor level for habitable rooms	
PO1 Habitable rooms in, and essential infrastructure such as electricity supply, telecommunications and water supply servicing, dual occupancies, dwelling houses and dwelling units have acceptable levels of flood immunity.	**AO1.1** The minimum floor level for habitable rooms (new buildings and extensions to existing buildings) in dual occupancies, dwelling houses and dwelling units is the highest of the following: (a) 300mm above the DFE[9]; or (b) 300mm above the DSTE[10] relevant to the subject site; or (c) the minimum floor level, as follows: (i) Mackay urban area – RL 5.4m AHD; or (ii) Midge Point – RL 5.0m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 5.3m AHD; or (d) in addition to (c) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest astronomical tide): or (e) 225mm above natural ground level; or (f) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.
	AO1.2 The following is located above the DFE and DSTE: (a) electrical switch gear and motors; and (b) telecommunication connections; and (c) water supply pipeline air valves.

[9] "DFE" – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest flood level is the DFE.

[10] "DSTE" – defined storm tide event

Performance outcomes	Acceptable outcomes
PO2 Development maintains: (a) the flood characteristics and storage capacity of the subject site; and (b) a high level of visual amenity as viewed from the street and adjoining and nearby properties.	**AO2.1** Where the minimum floor level prescribed by AO1.1 is more than 1 metre above ground level, freestanding structures on poles are provided rather than 'slab on ground' construction and/or filling under the building footprint[11].
	AO2.2 Development does not involve: (a) any physical alteration of a watercourse; and (b) net filling exceeding 50 cubic metres.
For assessable development - Flood hazard and Storm-tide inundation areas	
Location of uses and minimum floor/ground levels	
PO3 Development is appropriately located, or has appropriate floor levels, so as not to provide an unacceptable risk to people and property.	**AO3.1** The minimum floor level of buildings (new buildings and extensions to existing buildings) associated with the following uses: • air services • adult store • agricultural supplies store • brothel • caretaker's accommodation[12] • centre activities • club • childcare centre • community care centre • community use • crematorium • detention facility • educational establishment • home-based business[13] • hotel • industry activities not referred to in AO3.4 • major sport, recreation and entertainment facility • multiple dwelling[15] • motor sport facility • nightclub entertainment facility • non-resident workforce accommodation[15] • outdoor business activities • party house • place of worship • resort complex[15] • retirement facility[15] • rooming accommodation • rural industry • rural worker's accommodation

11 The building footprint is the actual area at natural ground level covered by the building or buildings.
12 The minimum floor level applies to habitable rooms only.
13 The minimum floor level applies to new buildings or extensions to existing buildings. The provision does not apply to a proposed use in an existing building.

Performance outcomes	Acceptable outcomes
	• short term accommodation[15] • sales office • service station • tourist attraction • winery; is the highest of the following: (a) 300mm above the DFE[14]; or (b) 300mm above the DSTE[15] relevant to the subject site; or (c) the minimum floor level, as follows: (i) Mackay urban area – RL 5.4m AHD; or (ii) Midge Point – RL 5.0m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 5.3m AHD; or (d) in addition to (c) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest astronomical tide): or (e) 225mm above natural ground level; and (f) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.
	AO3.2 The following uses are not located within an "area affected by 1% AEP flood event": (a) tourist park; and (b) relocatable home park.
	AO3.3 Hardstand and outdoor activity/storage areas associated with industry activities are constructed to a minimum height of the 2% AEP flood event, provided compliance with AO8.1 and AO8.2 is demonstrated.
	AO3.4 For regional fuel storage facilities and warehouses involving the storage of food, the minimum tank / building floor level is 300mm above the 0.2% AEP flood event.

[14] "DFE" – defined flood event – is the 1% AEP flood event level plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the DFE is the highest level.

[15] "DSTE" – defined storm tide event.

Performance outcomes	Acceptable outcomes
PO4 Essential community infrastructure, facilities and services that provide services vital to the wellbeing of the community are located to avoid flood hazard areas to ensure these facilities and services are able to maintain operation during and immediately after flood events.	**AO4.1** The following uses are not located within an "area affected by 1% AEP flood event" or an "area affected by 0.2% AEP flood event": (a) emergency services involving ambulance stations and disaster management facilities; and (b) hospitals; and (c) power stations.
	AO4.2 The following uses are not located within an "area affected by 1% AEP flood event" or on land inundated by 0.5% AEP flood event: (a) community residence; and (b) emergency services not referred to in AO4.1(a); and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) stores of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).
	AO4.3 Substations: (a) are not located on land inundated by a 0.5% AEP flood event; or (b) are designed so that sensitive electrical equipment (such as transformers, control cabinets, neutral earth reactors and switch gear) is located above the 0.5% AEP flood level.
	AO4.4 The following uses have direct access to low risk evacuation routes: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) substations; and (f) utility installations involving water and sewerage treatment plants. Low risk evacuation routes have the following characteristics: • maximum length of any single section of evacuation route covered by flood water in a DFE / DSTE: less than 200 metres; and • maximum flood depth in a DFE / DSTE: less than 0.3 metres; and • maximum flood velocity in a DFE / DSTE: less than 0.4 metres per second.

Performance outcomes	Acceptable outcomes
	AO4.5 If acceptable outcomes AO4.1, AO4.2, AO4.3 or AO4.4 above cannot be achieved, it is demonstrated that: (a) the use will be fully operational during and immediately after the relevant AEP flood event; and (b) emergency services involving ambulance stations and disaster management facilities and hospitals provide an emergency rescue area above the relevant AEP flood event.
Building heights	
PO5 Buildings in flood hazard and storm tide inundation areas: (a) utilise a usable extent of building height above flood levels; and (b) integrate with the built form character of the surrounding area; and (c) does not form overdevelopment of the site.	**AO5.1** Building heights above ground level in flood hazard and storm tide inundation areas do not exceed the maximum building height set by the relevant zone code plus the highest of the following: (a) DFE; or (b) DSTE relevant to the subject site; or (c) the relevant level as follows: (i) within the Mackay urban area – RL 5.0m AHD; or (ii) Midge Point – RL 4.6m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD
General and specific design requirements	
PO6 Development in the Bakers Creek (including Walkerston urban area) and Gooseponds Creek catchments is avoided where the inundation characteristics in a DFE or DSTE are as follows: (a) floodwater depth of higher than 1.2 metres above natural ground level; or (b) floodwater velocity of higher than 2 metres per second.	No acceptable outcome prescribed.
PO7 Development must not directly, indirectly or cumulatively result in increased adverse flood impacts on sites upstream, downstream or in general vicinity of the subject site.	**AO7.1** Development complies with development benchmarks set out in any applicable floodplain management plan/s.

Performance outcomes	Acceptable outcomes
	AO7.2 Where development is located in a flood hazard area, a hydraulic and hydrology report, prepared by a RPEQ (using the flood mapping methodology developed by QCCCE) demonstrates that the development: (a) maintains the flood storage capacity on the subject site; and (b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (c) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.
PO8 Development must not provide obstructions to the free passage of water through a property.	No acceptable outcome prescribed.
PO9 Infrastructure facilitating essential services such as on-site electricity, gas, water supply, sewerage and telecommunications maintain their functions during a DFE.	**AO9.1** Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood waters (e.g. electrical switch gear and motors, water supply pipeline air valves) are: (a) located above the DFE; or (b) designed and constructed to exclude floodwater intrusion and infiltration.
	AO9.2 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.
PO10 Earthworks must not directly, indirectly or cumulatively result in increased adverse flood impacts on sites upstream, downstream or in general vicinity of the subject site.	**AO10.1** With the exception of filling that is directly associated with (primarily beneath) building work[16]: (a) the ground level of reconfigured lots and development sites remains unchanged; or (b) maintains net floodplain storage on the subject site and does not worsen flood impacts (depth, duration, direction, velocity, concentration) on surrounding sites.

[16] The building footprint is the actual area at natural ground level covered by the building or buildings.

Performance outcomes	Acceptable outcomes
Hazardous materials	
PO11 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.	**AO11.1** The manufacture, storage or handling of hazardous materials: (a) is undertaken a minimum of 300mm above the DFE flood level; or (b) in buildings or areas that are designed to prevent the intrusion of floodwater.
Reconfiguring a lot	
PO12 The ground level of reconfigured lots provides an acceptable level of flood immunity.	**AO12.1** The minimum finished ground level for new residential lots in the Emerging communities zone or on land outside the urban footprint is the higher of: (a) at or above the DFE; or (b) at or above the DSTE; or: (c) the minimum ground level, as follows: (i) within the Mackay urban area – RL 5.0m AHD; or (ii) Seaforth, Haliday Bay and Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD; or (iii) Midge Point – RL 4.6m AHD; or (d) the minimum level necessary to comply with AO8.1 and AO8.2.
	AO12.2 New lots in the Rural zone and Rural residential zone include building envelope at or above the DFE, with a minimum area of 1,000m^2.
PO13 Evacuation routes enable residents of emerging residential neighbourhoods and residential development outside the urban footprint to evacuate flood hazard and storm tide inundation areas during flood events.	**AO13** Development complies with the following: (a) residential lots in the Emerging community zone have direct frontage to a low risk evacuation route; and (b) public roads and driveways providing access to residential building envelopes in the rural and rural residential zone (required by AO11.2) are low risk evacuation routes. Low risk evacuation routes have the following characteristics: • maximum length of any single section of evacuation route covered by flood water in a DFE / DSTE: less than 200 metres; and • maximum flood depth in a DFE / DSTE: less than 0.3 metres; and • maximum flood velocity in a DFE / DSTE: less than 0.4 metres per second.

Performance outcomes	Acceptable outcomes
For assessable development – Erosion prone areas	
PO14 Development is located, designed and operated to minimise risks to and impacts on people and property from coastal erosion.	**AO14.1** Development avoids erosion prone areas.
	AO14.2 If compliance with AO13.1 cannot be achieved and it is demonstrated that the development: • is essential community infrastructure; or • cannot be reasonably located elsewhere; or • is entirely reliant on being located within the erosion prone area; or • is temporary, readily relocatable or able to be abandoned; the following is achieved: (a) locate built structures as far landward as practical and, as a minimum, landward of the alignment of adjacent habitable buildings; and (b) a report by a RPEQ demonstrates that the development: (i) is not at risk from coastal erosion; and (ii) does not increase the risk from coastal erosion on adjoining and nearby sites; and (c) impacts on people and property from coastal erosion will be mitigated through appropriate location, design, construction and operating standards; and (d) the development does not result in detrimental environmental impacts on the site and on adjoining and nearby sites.

8.2.8 Heritage and neighbourhood character overlay code

8.2.8.1 Application

This code applies to assessing development within the heritage and neighbourhood character overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.8.2 Purpose

(1) The purpose of the heritage and neighbourhood character overlay code is to maintain the heritage value of:

(a) sites containing a local heritage place; and

(b) the traditional building character of neighbourhood character areas.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) the heritage value of sites containing a local heritage place is maintained through adaptive reuse and sensitive new development;

(b) new development on sites containing a local heritage place and adjoining sites maintain the heritage value and visual prominence of heritage elements; and

(c) new development within neighbourhood character areas is sympathetic to the traditional building character of the area prior to 1950 including cottages, bungalows and Queenslanders featuring:

(i) high set or low stumps; and

(ii) pitched, iron sheeted roofs; and

(iii) stucco; and

(iv) timber construction (weather board, cladding and the like); and

(v) verandahs; and

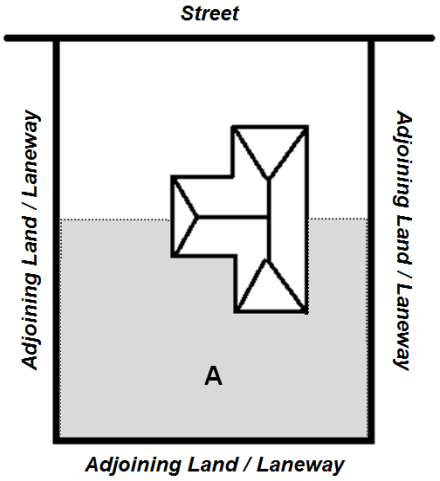
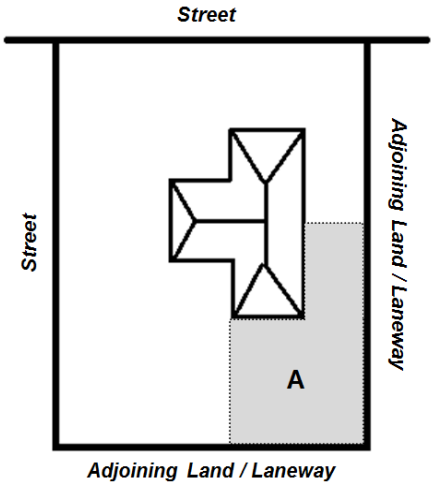
(d) demolition of local heritage places is avoided.

8.2.8.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 8.2.8.3.A – Heritage and neighbourhood character overlay – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements	
Extensions to dwelling houses (including domestic outbuildings and carports) in neighbourhood character areas	
PO1 Extensions to dwelling houses within neighbourhood character areas are located and designed to integrate with the traditional building character of the dwelling house and streetscape.	**AO1.1** Extensions to dwelling houses have a minimum setback that is half way between the front and rear faces of the dwelling house (identified as "Area A" in Figure 8.2.8.3.A and Figure 8.2.8.3.B – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas).

Performance outcomes	Acceptable outcomes
	Figure 8.2.8.3.A – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas  **Figure 8.2.8.3.B – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas** 
	AO1.2 Extensions to dwelling houses are equal or lower in height than the existing dwelling house.

Performance outcomes	Acceptable outcomes
PO2 Carports within neighbourhood character areas are visually integrated and subservient to the traditional building character of the dwelling house and streetscape.	**AO2** Open carports: (a) have a minimum setback that is half way between the front and rear faces of the dwelling house (identified as "Area A" in Figure 8.2.8.3.A and Figure 8.2.8.3.B – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas); or (b) comply with the following: (i) the width of the carport does not exceed the lesser of 7 metres of 50% of the width of the street frontage; and (ii) the carport remains an open structure – no doors or walls are applied; and (iii) the roof pitch is within 10° of the roof pitch of the dwelling house; and (iv) the carport is lower in height than the dwelling house.
Assessable development	
Heritage places and adjoining sites	
PO3 Development on sites containing a local heritage place maintains heritage value through: (a) sensitive adaptive reuse of buildings; and (b) the continued retention and maintenance of heritage value elements (including but not limited to elements identified in a statement of significance where one is available); and (c) maintaining the setting of heritage value elements.	**AO3.1** Development on sites containing a local heritage place is consistent with a Conservation Management Plan, prepared by a suitably qualified heritage professional in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance, that: (a) identifies the significance, location and condition of heritage value elements; and (b) identifies measures to conserve heritage value elements; and (c) demonstrates that development will: (i) not compromise heritage value elements; and (ii) not impede or diminish views of heritage value elements from streets and other public places.
	AO3.2 Where a statement of significance is available, development on sites containing a local heritage place must demonstrate that elements identified in the statement of significance are maintained.

Performance outcomes	Acceptable outcomes
PO4 Development on sites containing a local heritage place: (a) is sympathetic with the character and appearance of heritage value elements; and (b) provide a sensitive visual distinction between heritage value elements and new work; and (c) maintain the visual prominence and views of heritage value elements from streets and other public places; and (d) utility services have minimal visual or other impacts on heritage value elements.	**AO4** Development on sites containing a local heritage place: (a) is consistent with, or sympathetic to, heritage value elements in relation to the following: (i) building height; and (ii) building bulk, scale and shape; and (iii) setbacks and siting; and (iv) horizontal and vertical articulation; and (v) roof lines and eaves; and (vi) building openings; and (vii) orientation; and (viii) materials, footings and architectural detailing; and (ix) open space and landscaping features; and (x) access and on-site parking; and (b) does not impede or diminish views of heritage value elements from streets and other public places; and (c) does not overshadow or dominate heritage value elements; and (d) mechanical plant and other utility services are screened from view from streets, public places and from building windows and balconies.
PO5 Development on sites adjoining a local heritage place: (a) is sympathetic to, but does not replicate or imitate, the character and appearance of adjoining heritage value elements; and (b) maintain the visual prominence and views of heritage value elements from streets and other public places; and (c) utility services have minimal visual or other impacts on heritage value elements.	**AO5** Development on sites adjoining a local heritage place: (a) is sympathetic to adjoining heritage value elements in relation to the following: (i) building height; and (ii) building bulk, scale and shape; and (iii) setbacks and siting; and (iv) horizontal and vertical articulation; and (v) roof lines and eaves; and (vi) building openings; and (vii) orientation; and (viii) materials and footings; and (ix) open space and landscaping features; and (x) access and on-site parking; and (b) is sympathetic to, but does not replicate or imitate detailed architectural elements of adjoining heritage value elements; and (c) does not impede or diminish views of adjoining heritage value elements from streets and other public places; and (d) does not overshadow or dominate heritage value elements; and

Performance outcomes	Acceptable outcomes
	(e) mechanical plant and other utility services are screened from view from streets, public places and from building windows and balconies.
PO6 The partial demolition or removal of heritage value elements on sites containing a local heritage place is undertaken such that there is no loss of heritage value by maintaining: (a) historical, economic or social themes, of importance to the region or local area, which are displayed on the heritage character place; and (b) the aesthetic merit, design characteristics or construction techniques of importance to the region or local area; and (c) the visual prominence of heritage value elements as notable regional and/or local landmarks; and (d) the importance of heritage value elements in relation to the visual character and amenity of the local streetscape.	No acceptable outcome prescribed.
PO7 The total demolition or removal of heritage value elements on sites containing a local heritage place is avoided. However, a demolition proposal may be warranted if a report prepared by a suitably qualified heritage professional in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance: (a) documents the heritage value of the site; and (b) demonstrates that unique circumstances warrant demolition or removal; and (c) demonstrates the building is no longer structurally sound and not reasonable capable of being made structurally sound; and (d) indicates that measures emphasising the heritage value of the site will be incorporated into the new development.	No acceptable outcome prescribed.
PO8 The full or partial demolition or modification of the following iconic heritage facades in Mackay city centre is avoided on the: (a) northern side Victoria Street between Wood and Sydney Streets; and (b) eastern side of Wood Street between Gordon and River Streets; and (c) western side of Sydney Street between Victoria and River Streets.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Neighbourhood character areas	
PO9 The form, scale, materials, design and setbacks of buildings in neighbourhood character areas complement the prevailing traditional building character prior to 1950 including cottages, bungalows and Queenslanders featuring: (a) high set or low stumps; and (b) pitched, iron sheeted roofs; and (c) stucco; and (d) timber construction (weather board, cladding and the like); and (e) verandahs.	**AO9.1** Roof form consists of a minimum: (a) 1 gable facing the street; and (b) pitch of 25°.
	AO9.2 External materials consist of the following: (a) roof: (i) corrugated metal roof sheeting and quad or half round guttering; and (b) walls: (i) wall cladding (such as timber cladding or fibro panels), particularly on upper levels; and (ii) where masonry is used, it is rendered and/or painted and used in conjunction with sections of wall cladding and other lightweight materials/elements; and (iii) timber framed construction for verandahs, stairs and balustrade, particularly on the street elevation/s.
	AO9.3 The following is provided on the street elevation of the building: (a) windows and a door/s that are visible from the street; and (b) wall lengths in excess of 10 metres are articulated by verandahs, wall offsets (minimum 500mm depth) or bay windows.
	AO9.4 The front setback of the building/s is within 1.5 metres of an existing building fronting the same street on an adjoining lot.
	AO9.5 Out-buildings (garages, storage buildings and other ancillary buildings) are: (a) recessed a minimum of 1 metre behind the front face of the building or verandah; and (b) in keeping with the design and materials of the main building in terms of: (i) roof design, pitch and materials; and (ii) external wall materials.

8.2.9 Landscape character and image corridor overlay code

8.2.9.1 Application

This code applies to assessing development within the landscape character and image corridor overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.9.2 Purpose

(1) The purpose of the landscape character and image corridor overlay code is to maintain and enhance the visual amenity of the region provided by landscape character areas and experienced from image corridors.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development in landscape character areas is sensitively located and designed so that landscape character attributes are maintained; and

(b) development adjacent to image corridors enhances the region's visual amenity by providing high quality built form and landscaping outcomes.

8.2.9.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.9.3.A – Landscape character and image corridor overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Landscape character	
PO1 Development integrates with and maintains the qualities and values of the landscape character areas and is not visually obtrusive.	**AO1.1** Buildings and structures have a maximum height of: (a) 8.5 metres (2 storeys) above ground level; or (b) 10 metres (2 storeys) above ground level if the site is also within the landslide hazard overlay.
	AO1.2 Buildings and structures have external walls and roofing that are finished with: (a) non-reflective materials; and (b) subdued colours such as dark blues, dark greens, dark greys, ochres, olives, or natural / stained timbers.
	AO1.3 Development retains existing native vegetation, where practical.

Performance outcomes	Acceptable outcomes
	AO1.4 Roads, driveways and pathways on hills and mountains follow natural contours and are aligned across the slope, rather than a direct path up the slope.
	AO1.5 Excavation or filling under the canopy of existing vegetation to be retained on the site, does not affect an area exceeding $^1/_3$ of the total area covered by the canopy of any tree.
	AO1.6 Excavation or filling areas are rehabilitated immediately on completion with: (a) re-grading and draining of disturbed surfaces to form even profiles; and (b) spreading topsoil suitable for planting; and (c) dense plantings of endemic native plant species.
PO2 The dominance of the natural character of the coast is to be maintained or enhanced when viewed from the foreshore unless the development is: (a) within ports or airport/s; or (b) within a maritime development area or aquaculture development area; or (c) for minor public marine development or private marine access structures.	**AO2** Vegetation is provided to visually screen built structures and hard surfaces (such as sealed roads and car parking areas and other paved areas) from view from the foreshore.
PO3 Development is to maximise opportunities to maintain and/or enhance natural scenic amenity values through the maintenance and restoration of vegetated buffers between development and coastal waters where practicable, unless the development is: (a) within ports or airport/s; or (b) within a maritime development area or aquaculture development area, or (c) for minor public marine development; or (d) a private marine access structure within an artificial waterway.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO4 Reconfigured lots in landscape character areas maintain the natural visual character of areas supporting vegetation and hills, mountains and ridgelines.	**AO4** Reconfigured lots comply with the following: (a) boundaries are sensitive to vegetation and seek to minimise disturbance; and (b) areas of remnant vegetation are protected from clearing by legal means such as easements, common property or covenants; and (c) building envelopes are located to: (i) be as close as practical to the front of the site or in an existing cleared area; and (ii) minimise excavation or filling; and (iii) minimise the loss of native vegetation, particularly native vegetation; and (iv) avoid ridgelines, hilltops and other visually prominent locations; and (d) access to the building envelope is as close as possible to the front of the lot or an existing cleared route.
Image corridors	
PO5 Development adjacent to image corridors provides high quality visual amenity through active and articulation building frontages and landscaping.	**AO5.1** Building frontages facing image corridors include: (a) activation measures such as pedestrian entrances / doors, windows and balconies; and (b) articulation measures such as building line projections/recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.
	AO5.2 Sections of building frontages facing image corridors that do not include activation measures and articulation measures mentioned by AO5.1, do not exceed 15 metres in length.
	AO5.3 For centre activities, the total length of activation measures along building frontages facing image corridors is not less than 60% of the total frontage length.
	AO5.4 Industrial activities provide administrative, training and/or customer service facilities closest to, and addressing, the image corridor.

Performance outcomes	Acceptable outcomes
	AO5.5 A minimum 5 metre wide landscaping strip containing the following is provided along the full frontage of the image corridor: (a) for sensitive land uses and industrial development (including ROLs that will facilitate future sensitive land uses or industrial development) and other types of development that benefit from or require visual screening – buffer planting in accordance with: (i) Standard drawing A3-841 – Buffer planting image corridors; and (ii) Standard drawing A3-842 – Buffer planting image corridors – plant schedule; or (b) for commercial development and other types of development that benefits from exposure or does not require visual screening – signature trees and feature planting[17] is provided along the image corridor frontage.
	AO5.6 Chain wire fencing is: (a) not provided within 3 metres of an image corridor frontage; and (b) visually filtered, as viewed from the image corridor, by landscaping.
PO6 Car parking does not visually dominate image corridor frontages.	**AO6** Car parking areas are provided: (a) between the building and the image corridor frontage where not involving no more than 2 rows of car parking; or (b) within or under buildings or between the building and boundaries other than the image corridor frontage.
PO7 Advertising devices are discreetly located and designed to maintain the visual amenity of image corridors.	**AO7** Advertising devices: (a) are not located within the landscaping strip; and (b) do not include neon lights or animated elements.

[17] "Signature trees and feature plantings" means landscaping that is used to visually soften parts of the development, emphasize parts of the development and/or form an attractive landmark in its own right. It does not include "buffer planting" where landscaping screens development from view.

8.2.10 Landslide hazard overlay code

8.2.10.1 Application

This code applies to assessing development within the landslide hazard overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.10.2 Purpose

(1) The purpose of the landslide hazard overlay code is to ensure that development:

(a) on steep land is responsive to site constraints and limited to those areas where risk is low;

(b) on steep land is adequately protected from landslide hazard and does not increase the extent or severity of landslide hazard risk; and

(c) maintains the safety of people, property and hazardous materials (manufactured or stored in bulk) from the risk of landslide.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development on steep land is avoided or located and designed so that the level of landslide hazard risk is minimised; and

(b) development does not result in increased landslide hazard risk for adjoining and nearby sites; and

(c) reconfigured lots on steep land provide a usable and accessible building envelope.

8.2.10.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 8.2.10.3.A – Landslide hazard – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Geotechnical certification	
PO1 Development on steep land (with a slope of 15% or greater) is avoided unless it can be demonstrated the development area, and land immediately surrounding the development area, is adequately protected from landslide hazard.	**AO1.1** Development, including driveways: (a) is located on land that is demonstrated to have an existing natural or approved and constructed slope of 15% or less; or (b) complies with a geotechnical design report that: (i) demonstrates that the development, and areas surrounding the development, will have a "low" level of landslide risk in accordance with "Landslide Risk Management – Australian Geomechanics Journal"; and

Performance outcomes	Acceptable outcomes
	(ii) ensures the long term stability of the development site; and (iii) ensures the development will not be adversely affected by landslide activity originating on sloping land above the development site; and (iv) is prepared by a suitably qualified geotechnical professional; and (v) includes certification of the civil / structural design by a RPEQ.
	AO1.2 If a geotechnical design report is required in accordance with AO1.1(b), the risk level in relation to landslide affecting the development, and area surrounding the development, is certified as "low" at the completion of the development: (a) by a suitably qualified geotechnical professional; and (b) in accordance with "Landslide Risk Management – Australian Geomechanics Journal".
	AO1.3 Where AO1.1 and AO1.2 is considered irrelevant, provide sound site specific evidence demonstrating that: (a) the development site does not contain a landslide hazard area (i.e. slope analysis plan and/or report); or (b) on-site works certified by an RPEQ (i.e. as constructed plans) have removed the development site from the mapped landslide hazard area (i.e. slope is less than 15%).
Assessable development	
Minimisation of landslide hazard	
PO2 Development on steep land incorporates measures to minimise landslide risk level for the development site and for areas immediately surrounding the development site without significantly altering the characteristics of the land.	**AO2.1** Development is located on the least steep part of the subject site.
	AO2.2 Existing vegetation is retained on land with a slope of 15% or greater.

Performance outcomes	Acceptable outcomes
	AO2.3 Paths, driveways and roads: (a) are designed to: (i) follow natural contours and have the minimum length necessary; and (ii) minimise the number of crossings of water courses and drainage lines; and (b) be sealed with asphalt, concrete or another type of hardstand where traversing a slope greater than 10%; and (c) do not traverse land with a slope exceeding 25%.
	AO2.4 Earthworks do not: (a) change the ground level more than 1 metre from pre-development ground level at any point; (b) occur within 1.5 metres of any property boundary; and (c) result in retaining walls located within 3 metres of a property boundary, other than where retaining walls are less than 1 metre in height on a continuous vertical plane; (d) result in benching or retaining walls that exceed a height of more than 1.5 metres.
	AO2.5 In relation to stormwater management, development does not increase: (a) the volume, velocity, concentration or flow path alignment of stormwater flow across the subject site, or on sites upstream, downstream or in the general vicinity of the subject site; and (b) stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.
PO3 The manufacture or storage of hazardous material in bulk is not located on land, or in the immediate surrounds of land, with a slope in excess of 15%.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO4 Community infrastructure, including community activities and childcare centres, are only located on land with a slope of 15% or greater where: (a) the function and role of the use necessitates its location; and (b) there are no suitable alternative sites not on steep land; and (c) the use is able to function effectively during and immediately after landslide events.	**AO4** Community infrastructure, including community activities and childcare centres: (a) are not located on land with a slope of 15% or greater; or (b) does not involve: (i) new building work other than an addition to an existing building; and (ii) vegetation clearing; and (iii) altering ground levels or stormwater conditions; or (c) includes measures that ensure: (i) the long term stability of the site; and (ii) access to the site will not be impeded by a landslide event; and (iii) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.
PO5 Buildings in landslide hazard areas: (a) utilise a usable extent of building height; and (b) integrate with the built form character of the surrounding area; and (c) do not form overdevelopment of the site.	**AO5** Building heights above ground level in landslide hazard areas do not exceed the maximum building height set by the relevant zone code plus 1.5 metres.
Reconfiguring a lot	
PO6 Reconfigured lots in urban areas: (a) have a low level of landslide risk; and (b) does not increase the landslide hazard risk for adjoining and nearby sites	**AO6** Reconfigured lots in urban areas: (a) are demonstrated to have a low level of landslide risk in accordance with AO1.1 and AO1.2; and (b) provides any retaining walls at a maximum height of 1.5 metres.
PO7 Reconfigured lots in the rural and rural residential zone provide a building envelope that: (a) is large enough to accommodate a dwelling house, outdoor recreation area, water supply/storage, and on site wastewater treatment system (where not connected to Council's reticulated sewerage network); (b) is adequately protected from landslide hazard and does not increase the landslide risk for adjoining and nearby sites; and (c) gains access from a driveway that does not increase the risk level of landslide hazard and is safe for vehicles to use.	**AO7.1** Reconfigured lots, in the rural and rural residential zone intended to accommodate a future dwelling house, provide a building envelope: (a) with a minimum area of 1,000m^2; (b) with a minimum dimension of 18 metres; and (c) on land with a slope less than 15%; and (d) is demonstrated to have a low level of landslide risk in accordance with AO1.1 and AO1.2; and (e) provides any benching or retaining walls at a maximum height of 1.5 metres.

Performance outcomes	Acceptable outcomes
	AO7.2 The building envelope required by AO7.1 is connected to a constructed public road by a driveway or road that complies with AO2.3.

8.2.11 Regional infrastructure overlay code

8.2.11.1 Application

This code applies to assessing development within the regional infrastructure overlay.

When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.

8.2.11.2 Purpose

(1) The purpose of the regional infrastructure overlay code is to maintain the operational efficiency and reliability of infrastructure, public safety and a high level of amenity for adjoining and nearby sensitive land uses.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) development maintains the economic integrity, operational efficiency and reliability of infrastructure by avoiding incompatible development in close proximity to infrastructure elements and corridors of regional significance; and

(b) development within, adjoining and near regional infrastructure elements and corridors maintains public safety; and

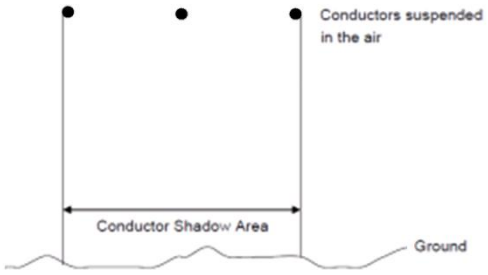
(c) adjoining and nearby sensitive land uses are located, orientated and designed to achieve high levels and visual and general amenity.

8.2.11.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.11.3.A – Regional infrastructure overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Regional electricity infrastructure	
PO1 Reconfigured lots maintain (a) the operational efficiency and utility of the electricity infrastructure; and (b) legal and practical access to the electricity infrastructure for maintenance	**AO1.1** Reconfiguration of lots does not increase the number of lots affected by a major electricity infrastructure easement.
	AO1.2 Reconfiguration of lots ensures that: (a) major electricity infrastructure site or easement has frontage and practical access to a constructed public road; and (b) where necessary, fences and locked gates are provided to prevent access to the major electricity infrastructure site or easement.

Performance outcomes	Acceptable outcomes
PO2 Development adjoining or near major electricity infrastructure corridors and substations is located and designed to maintain: (a) the operational efficiency and reliability of the electricity infrastructure; and (b) human health by minimising exposure to electromagnetic fields.	**AO2.1** Building envelopes[18], buildings, built structures (including sheds, roofed garden structures, swimming pools and light/flag poles) are not located within[19]: (a) sites and easements containing major electricity infrastructure; and (b) 20 metres of a major electricity infrastructure tower or structure foundation; and (c) 5 metres of the conductor shadow area (the area between the outside conductors of a transmission line (at rest), vertically projected to the ground (refer to Figure 8.2.11.3.A – buffer area for major electricity infrastructure easements); and **Figure 8.2.11.3.A – buffer area for major electricity infrastructure easements**  (d) 10 metres of a site containing an existing or future substation.
PO3 Pedestrian / cycle pathways, seating areas, landscaping and other development facilitating low intensity recreation uses is encouraged within major electricity infrastructure corridors if designed to maintain: (a) operational efficiency and reliability of the electricity infrastructure; and (b) public safety.	**AO3.1** Landscaping and built structures (e.g. public toilets and roofed picnic shelters) is not located within: (a) sites and easements containing major electricity infrastructure if the vegetation can grow to a height of over 3.5 metres; and (b) within 20 metres of a major electricity infrastructure tower or structure foundation; and (c) within 5 metres of the conductor shadow area – refer to the figure below AO2.1.

[18] The identification of building envelopes is relevant to reconfiguration of lots where the lots created are entirely or mostly land identified as Regional electricity infrastructure and/or Proximate to regional electricity infrastructure associated with major electricity infrastructure (high voltage transmission line corridor).

[19] The relevant service provider may also require or request (through application referral) additional separation requirements, including (but not necessarily limited to) compliance with *Schedules 4 and 5* of the *Electrical Safety Regulations 2002*.

Performance outcomes	Acceptable outcomes
Railway infrastructure	
PO4 Sensitive land uses adjoining or near railway infrastructure is located and designed to maintain: (a) a high level of amenity for the sensitive land use through the mitigation of noise, visual and other impacts from the railway infrastructure; and (b) the operational efficiency of the railway infrastructure.	**AO4.1** Sensitive land uses and reconfiguration of a lot that facilitate sensitive land uses are located to avoid land identified as "railway infrastructure" and/or "proximate to railway infrastructure". The identification of land proximate to railway infrastructure is based on the following: (a) Goonyella branch railway from Jilalan to Hay Point and associated branch lines: 600 metres; or (b) North Coast railway, Port of Mackay branch railway and associated branch lines: 100 metres; or (c) Cane railways, sidings and level crossings: 100 metres.
	AO4.2 If compliance with AO4.1 cannot be achieved and it is demonstrated that: • there is an overriding community need for the development in social, economic or ecological terms; and • the development cannot be reasonably located elsewhere; the development is located, designed and operated to minimise acoustic, visual and other impacts from the railway infrastructure on the sensitive land use by: (a) locating habitable buildings and structures the greatest distance practicable from the railway infrastructure; and (b) open plan living areas, habitable rooms, prominent building openings / windows and principle recreation areas are orientated away from the railway infrastructure; and (c) minimising openings in walls closest to the railway infrastructure; and (d) using appropriate construction insulation and glazing materials; and (e) providing acoustic fencing and landscape buffers as necessary.
Regional irrigation area	
PO5 Development maintains: (a) the operational efficiency of regional irrigation infrastructure; and (b) public safety	**AO5.1** Development within the "regional irrigation area" does not compromise the operational efficiency or viability or irrigation infrastructure.

Performance outcomes	Acceptable outcomes
	AO5.2 Development avoids land used for regional irrigation infrastructure (including irrigation channels, irrigation channel weirs and major irrigation pump stations), and is completely independent and physically separated from the infrastructure.
	AO5.3 Development does not rely upon shared access, access which conflicts with the regional irrigation infrastructure, or access that is likely to create a nuisance, inconvenience or safety risk
	AO5.4 Where it is demonstrated that compliance with AO5.2 and AO5.3 cannot be reasonably achieved, the development involves fencing, lockable gates and signage to restrict access by unauthorised persons.

THIS PAGE LEFT INTENTIONALLY BLANK

Part 9 Development codes

9.1 Preliminary

(1) Development codes are codes for assessment where identified as an applicable code in Part 5.

(2) Use codes and other development codes are specific to each planning scheme area.

(3) The following are the use codes for the planning scheme:

- (a) Caretaker's accommodation, dwelling unit and rural workers accommodation code
- (b) Centre activities code
- (c) Childcare centre code
- (d) Community activities code
- (e) Dual occupancy compliance assessment code
- (f) Dwelling house code
- (g) Extractive industry code
- (h) Home-based business code
- (i) Industry activities code
- (j) Intensive rural activities code
- (k) Market and roadside stall code
- (l) Multiple dwelling activities code
- (m) Outdoor business activities code
- (n) Parking station code
- (o) Recreation activities code
- (p) Sales office code
- (q) Service station and car wash code
- (r) Ship-sourced pollutants reception facilities in marinas code
- (s) Short-term accommodation code
- (t) Telecommunications facility code
- (u) Tourist park and relocatable home park code

(4) The following are the other development codes for the planning scheme:

- (a) General development requirements code
- (b) Healthy waters code
- (c) Reconfiguring a lot code

9.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017

Editor's note – The following schedules of the Regulation are relevant to the Mackay Region Planning Scheme 2017:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

9.3 Use codes

9.3.1 Caretaker's accommodation, dwelling unit and rural workers accommodation code

9.3.1.1 Application

This code applies to assessing material change of use for caretaker's accommodation, dwelling unit and rural workers accommodation.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.1.2 Purpose

(1) The purpose of the Caretaker's accommodation, dwelling unit and rural workers accommodation code is to ensure these uses integrate with the character and amenity of the local area, provide a high quality living environment for residents and support / maintain the operation of the primary use on the subject site.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) caretaker's accommodation and rural workers accommodation assists in the operation of, and is subservient to, the primary use on the subject site; and

(b) caretaker's accommodation, dwelling units and rural workers accommodation are highly liveable for residents by including adequate car parking and recreation area and providing high levels of privacy and general amenity.

9.3.1.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 9.3.1.3.A – Caretaker's accommodation, dwelling unit and rural workers accommodation code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Caretaker's accommodation and rural workers accommodation	
PO1 Caretaker's accommodation or rural workers accommodation is provided to fulfil a genuine need for a caretaker on the subject site.	**AO1.1** Caretaker's accommodation or rural workers accommodation is occupied by a caretaker employed to provide management, maintenance, security or other services supporting an activity on the same site.

Performance outcomes	Acceptable outcomes
	AO1.2 The activity attended to by the caretaker or rural worker: (a) is well established and operational; and (b) cannot be attended to by: (i) residents of the primary dwelling house on the subject site; or (ii) an employee residing off-site; and (c) requires a caretaker's or rural worker's: (i) full-time presence on the subject site; or (ii) after hours presence on the subject site.
PO2 Caretaker's accommodation or rural workers accommodation: (a) are physically and visually subservient to the primary use on the subject site; and (b) integrate with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape.	**AO2.1** No more than 1 caretaker's accommodation or rural workers accommodation is provided on the subject site[1].
	AO2.2 Caretaker's accommodation or rural workers accommodation has a maximum gross floor area of 200m^2.
	AO2.3 Unless wholly contained within an existing building, caretaker's accommodation or rural workers accommodation comply with the acceptable outcomes of the relevant zone code regarding: (a) maximum building height; and (b) road frontage setbacks.
PO3 Caretaker's accommodation or rural workers accommodation provides adequate and convenient on-site car parking.	**AO3** Car parking dedicated to the caretaker's accommodation or rural workers accommodation is provided: (a) on the subject site and within 20 metres of an entrance to the accommodation building; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.

[1] For the purposes of clarity, a site can accommodate either a caretaker's accommodation or a rural workers accommodation, but not both.

Performance outcomes	Acceptable outcomes
PO4 Caretaker's accommodation or rural workers accommodation provides residents with a high level of amenity through the provision of adequate usable open space and measures providing for privacy.	**AO4.1** Where the habitable rooms of a caretaker's accommodation or rural workers accommodation is located entirely or partly on ground floor, a private, ground floor recreation area is provided and complies with the following: (a) minimum area of 35m^2 and a minimum dimension of 4 metres; and (b) located at the side or rear of the residence and directly accessible from a living room; and (c) maximum gradient of 1:10; and (d) surrounded by 1.8 metre high visual screen except where located in the Rural zone where fencing is not required.
	AO4.2 Where the habitable rooms of a caretaker's accommodation or rural workers accommodation is located entirely above ground floor, a private balcony is provided and complies with the following: (a) minimum area of 15m^2 and a minimum dimension of 3 metres; and (b) located at the side or rear of the residence and directly accessible from a living room.
	AO4.3 On sites within a key urban area or Township zone, the private open space for the caretaker's accommodation or rural workers accommodation is separated from: (a) the activity attended to by the caretaker or rural worker with a building wall or minimum 1.8 metre high visual screen fence; and (b) adjoining lots with a minimum 1.8 metre high visual screen fence.
Dwelling unit	
PO5 Dwelling units integrate with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape.	**AO5** Unless wholly contained within an existing building, the dwelling unit complies with the acceptable outcomes of the relevant zone code regarding: (a) maximum building height; and (b) road frontage setbacks.

Performance outcomes	Acceptable outcomes
PO6 Dwelling units provide adequate and convenient on-site car parking.	**AO6** Car parking dedicated to the dwelling unit is provided: (a) on the subject site and within 20 metres of an entrance to the dwelling unit; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO7 Dwelling units provide residents with adequate usable open space.	**AO7** The dwelling unit includes a private balcony that complies with the following: (a) minimum area of 15m^2 and a minimum dimension of 3 metres; and (b) located at the side or rear of the residence and directly accessible from a living room.

9.3.2 Centre activities code

9.3.2.1 Application

This code applies to assessing material change of use for centre activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.2.2 Purpose

(1) The purpose of the Centre activities code is to ensure that centre activities contribute toward the intended role and function of centres, provide high quality design and amenity outcomes.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) centre activities are located on highly accessible sites in designated centres unless special circumstances (local need and location attributes) justify small scale activities outside designated centres; and

(b) the intensity of the development contributes toward achieving the overall intended role and function of the centre; and

(c) development is integrated with development on adjoining sites in order to achieve a cohesive centre; and

(d) development provides high quality design outcomes at a human scale, and addresses and interacts with the street particularly along existing centre main streets and main streets in new centres; and

(e) development maintains a high level of amenity for adjoining residential properties; and

(f) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking; and

(g) large scale developments provide for efficient, safe and convenient public transport facilities.

9.3.2.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 9.3.2.3.A – Centre activities code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Centre activities in an existing building	
PO1 Centre activities seeking to occupy an existing building in a multi-purpose centre, Mixed use zone or residential zone maintain: (a) adequate on-site car parking and vehicle access areas; and (b) adequate on-site landscaping areas; and (c) adequate activation measures on the street frontage/s; and (d) the scale and intensity of the previous use.	**AO1.1** Where a centre activity seeks to occupy: • an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use in the Principal centre zone; or • an existing / approved building that has been previously, or is approved to be occupied by a centre activity in a multi-purpose centre (other than Principal centre), mixed use zone or residential zone;

Performance outcomes	Acceptable outcomes
	the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and (b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures[2] on the street frontage/s that were approved or operated with the previous use.
	AO1.2 If the previous use occupied part of a building only, the proposed use: (a) occupies the same part of the building as the previous use; and (b) occupies the same or less gross floor area, within the existing building, as the previous use.
	AO1.3 Any external extensions to the existing building constitute minor building work.
PO2 Food and drink outlets maintain the established amenity of the surrounding residential neighbourhood.	**AO2.1** Food and drink outlets occupying an existing building in the Neighbourhood centre zone comply with: (a) hours of operation are within 7am to 7pm; or (b) the total gross floor area of the centre is not less than 400m^2; or (c) the site fronts either an arterial road or sub-arterial road.
	AO2.2 Food and drink outlets occupying an existing building in a residential zone comply with: (a) hours of operation are within 7am to 7pm; or (b) the site fronts either an arterial road or sub-arterial road.

2 "Activation measures" include pedestrian entrances / doors, large windows and openings.

Performance outcomes	Acceptable outcomes
Assessable development	
Location and need	
PO3 Centre activities are located within a centre zone unless: (a) a strong local need will be fulfilled; and (b) the viability of designated centres will not be compromised; and (c) they are located: (i) in close proximity to existing centre activities or outside of the walkable catchment of a multi-purpose centre; and (ii) on transport routes providing easy and safe access to the site; and (iii) to minimise potential impacts to adjoining and nearby properties within a residential zone and existing sensitive land uses.	**AO3.1** Centre activities are located within a centre zone. **AO3.2** Centre activities outside a centre zone: (a) fulfil a demonstrated local need of residents and/or employees within walking distance[3]; and (b) do not compromise the viability of: (i) nearby centre activities, particularly centre activities within designated multi-purpose centres; and (ii) future centre activities within a planned multi-purpose centre[4]; and (c) are located: (i) either: (A) within a building previously used for centre activities; or (B) adjacent or opposite to existing centre activities; or (C) not within 800 metres of a designated multi-purpose centre or existing centre activities; and (ii) on sub-arterial roads or collector streets; and (iii) on a public transport route; and (iv) on sites large enough to mitigate potential impacts on adjoining and nearby properties within a residential zone and/or containing a sensitive land use; and (v) only at ground level.
Development intensity	
PO4 Centre activities outside a centre zone provide small scale and low intensity convenience services for the local area that: (a) integrate with the character and amenity of the local area; and (b) do not compete with or compromise role, function and viability of multi-purpose centres.	**AO4** Centre activities outside a centre zone: (a) include individual tenancies with a gross floor area of 150m^2 or less; and (b) do not result in the combined total gross floor area of centre activities on the site, on adjoining sites and on opposite sites, exceeding 1,000m^2 [5]; and (c) include individual tenancies with a street frontage length of 15 metres or less; and

[3] "Walking distance" generally means within a 400 metre radius, however, it can be extended to as much as an 800 metre radius if the extended area is not already serviced by a similar existing use.

[4] Planned multi-purpose centre means a centre required by the Emerging community zone code (precinct specific provisions) or a Local plan.

[5] Where the combined total gross floor area of a single development or co-located developments exceeds 1,000m^2, assessment of the suitability of a new local centre must satisfy the purpose and overall outcomes of the applicable centre zone.

Performance outcomes	Acceptable outcomes
	(d) provide local convenience services; (e) where the site is within or adjoins a residential zone, centre activities operate within the hours of: (i) 7am – 8pm Monday to Thursday; and (ii) 7am – 9pm Friday and Saturday; and (iii) 8am – 8pm Sunday; and (f) are not required to be serviced by vehicles larger than a "Small Rigid Vehicle" as defined in *Australian Standard AS2890.2–2002*.
Site layout and building design in multi-purpose centres	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	**AO5.1** Development is consistent with: (a) any applicable local plan; or (b) a centre concept plan.
	AO5.2 Centre concept plans identify the following across the site and nearby sites: (a) building envelopes identifying: (i) street orientated development along key active frontage streets and other appropriate locations; or (ii) an integrated layout where street-orientated development is not required or proposed; and (b) vehicular access and parking identifying: (i) co-ordinated rear access and parking areas where street orientated development is required or proposed; or (ii) integrated access and parking areas where street-orientated development is not required or proposed; and (c) pedestrian access network throughout the centre including mid-block pedestrian accesses.

Performance outcomes	Acceptable outcomes
PO6 Development adjacent to key active frontage streets[6] are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	**AO6** Street orientated development is provided along key active frontage streets. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking beneath, behind or within the building.
PO7 Development in new centres includes the creation of key active frontage streets that are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	**AO7** Street-orientated development (in accordance with AO6.1(a)–(f)) is provided along new key active frontage streets in the following centres: (a) Rural View major centre; and (b) Blacks Beach local centre; and (c) Andergrove Lakes local centre; and (d) Shoal Point local centre.
PO8 Development maintains the safety and efficiency of vehicle, bicycle and pedestrian movement on State controlled roads.	**AO8** The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO9 High rise buildings contribute to the open air character and human scale of centre streetscapes by: (a) restricting the height of development built to the road frontage boundary; (b) ensuring higher levels do not form overbearing development as viewed from the street.	**AO9.1** Where built to, or close to the road frontage boundary, podiums have a maximum height of 8.5 metres above ground level (2 storeys). **AO9.2** Floor levels above podiums are setback from the roadside edge of the podium a minimum of: (a) 3 metres to the edge of balconies and other lightweight articulation elements; and (b) 6 metres to building walls.

[6] "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
PO10 Building design: (a) addresses 'non key active frontage streets' and public places and provides interest in building form, materials and expression and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	**AO10** Building frontages facing 'non key active frontage streets', car parks, parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures[7] for a minimum of: (i) 60% of the total frontage length in the Major centre zone, District centre zone or Local centre zone; or (ii) 50% of the total frontage length in the Specialised centre zone, Showrooms and hardware precinct (precinct no SC1); and (c) articulation measures[8] at a maximum spacing of every: (i) 10 metres along the frontage in the Major centre zone, District centre zone or Local centre zone; or (ii) 20 metres along the frontage in the Specialised centre zone, Showrooms and hardware precinct (precinct no. SC1); and (d) trees that provide shade over the footpath within the road reserve.
PO11 Development: (a) effectively addresses and interacts with 'non key active frontage streets'; and (b) efficiently utilises sites within centres; and (c) maintains the amenity of adjoining residential sites where adjoining land within a residential zone.	**AO11.1** The maximum setback from 'non-key active frontage street' frontages is 14 metres. **AO11.2** The minimum setback for buildings from side and rear boundaries is: (a) 0 metres where the site adjoins a non-residential zone; and (b) the greater of 3 metres, or half the height of the building wall (ground level to eaves or ground level to top of the wall if no eaves) facing residential properties, where the site adjoins a residential zone.
PO12 Roof design provides high quality visual amenity outcomes and positively contributes, and integrates with, the roofscape of the centre.	**AO12.1** Building caps and rooftops contribute to: (a) the architectural quality of the building; and (b) a visually diverse but cohesive roofscape throughout the centre.

[7] "Activation measures" include pedestrian entrances / doors, large windows and openings.
[8] "Articulation measures" include building line projections / recessions (minimum depth 500mm), footpath awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
	AO12.2 Service structures, lift motor rooms, central air conditioning plant and other mechanical plant are: (a) designed as an architectural feature of the building; or (b) adequately screened from view and not visible from the street, adjoining properties and public places.
PO13 The lower floors of buildings contain ceiling heights that: (a) provide a high level of amenity within the building; and (b) enable a variety of activities and uses.	**AO13** Sites with frontage to a key active frontage street and: • within the Major centre zone; or • within the District centre zone at North Mackay or West Mackay (Fourways); provide minimum floor to ceiling heights in accordance with the following: (a) 3.3 metres on ground floor; and (b) 3 metres on the first floor.
PO14 Building entrances maintain efficient pedestrian movement on footpaths and add visual interest at ground level.	**AO14** Building entrances provide: (a) a recessed pedestrian entrance into the building; and (b) shopfront display areas on either side of the building entrance.
Site layout and building design in areas other than multi-purpose centres	
PO15 Building design: (a) addresses streets and public places and provides interest in building form, materials and expression, and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	**AO15** Building frontages facing streets, parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures[9] for a minimum of 60% of the total frontage length; and (c) articulation measures[10] at a maximum spacing of every 10 metres along the frontage.

[9] "Activation measures" include pedestrian entrances / doors, large windows and openings.

[10] "Articulation measures" include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
PO16 Development: (a) efficiently utilises sites; or (b) maintains the amenity of adjoining residential sites where adjoining land within a residential zone.	**AO16** The minimum setback for buildings from side and rear boundaries is: (a) 0 metres where the site adjoins a non-residential zone or a site containing an existing non-residential use; or (b) the greater of 3 metres, or half the height of the building wall (ground level to eaves or ground level to top of the wall if no eaves) facing residential properties, where the site adjoins a residential zone.
Access and parking facilities	
PO17 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	**AO17** Car and bicycle parking facilities, dedicated to customers, employees or other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO18 Large scale shopping centre development provide for: (a) efficient public transport to and through the site; and (b) convenient, safe and legible pedestrian access between the public transport interchange and: (i) shopping centre entrance/s; and (ii) external sites.	**AO18** Public transport route and interchange facilities for buses and taxis are provided in shopping centres with a gross floor area of over 10,000m^2 in accordance with the following: (a) the efficiency of the public transport service is maintained by providing a route that has: (i) minimal deviation from the external route; and (ii) minimal travel distance within the site; and (iii) safe and efficient entry / exit points to the site; and (b) the route avoids car parking aisles; and (c) the interchange is located in close proximity to a significant pedestrian entrance/s to the shopping centre; and (d) the interchange is connected to the shopping centre entrance/s and external sites by pedestrian footpaths; and (e) clear signage of an appropriate size provides: (i) direction to the interchange; and (ii) information on public transport services.
PO19 Mid-block accesses enhance pedestrian connectivity throughout the centre.	**AO19** Arcades, plazas and other mid-block accesses are provided to increase pedestrian connectivity by providing links between streets and other important elements of the pedestrian network.

9.3.3 Childcare centre code

9.3.3.1 Application

This code applies to assessing material change of use for childcare centre.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.3.2 Purpose

(1) The purpose of the Childcare centre code is to ensure that childcare centre uses are appropriately located, provide high quality design outcomes, maintain the amenity and character of the surrounding area and provide safe and adequate access for vehicles and pedestrians.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) childcare centres are located on highly accessible sites within or close to centres, neighbourhood activity hubs or compatible land uses; and

(b) development provides high quality design outcomes at a human scale, and addresses and interacts with the street particularly along existing centre main streets and main streets in new centres; and

(c) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking.

9.3.3.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.3.3.A – Childcare centre code – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Site location and characteristics	
PO1 The childcare centre is located: (a) either: (i) within or in close proximity to multi-purpose centres or other neighbourhood activity hubs; or (ii) within a residential area on sites that are highly accessible but not impacted by noise, air emission and safety issues associated with highly trafficked roads; and (b) to not introduce non-residential traffic on local residential streets (access streets); and (c) to not be impacted by noise, air emission and safety issues associated with high impact industry uses.	**AO1.1** The childcare centre is located: (a) within a multi-purpose centre or within 200 metres of a multi-purpose centre, existing centre activity or existing community activity; or (b) within a residential zone on a site that adjoins: (i) a sub-arterial road or collector street; and (ii) a public transport route. **AO1.2** The childcare centre is located a minimum of: (a) 500 metres from properties within the High impact industry zone; and (b) 500 metres from an existing high impact industry use; and (c) 1,500 metres from an existing special industry use.

Performance outcomes	Acceptable outcomes
PO2 The size, dimensions and slope of the site provide sufficient usable area to accommodate all buildings, structures, play areas, access, servicing and parking areas, landscaping and buffers associated with / required for the use.	**AO2** The site has a: (a) minimum area of 2,000m^2; and (b) minimum frontage of 40 metres; and (c) slope that does not exceed 10%.
Site layout and building design	
PO3 Where the site has a frontage to a key active frontage street[11], the layout and built form of the childcare centre: (a) is consistent with the intended character of the streetscape; and (b) provides high quality pedestrian amenity for pedestrians walking along the main street.	No acceptable outcome prescribed.
PO4 Childcare centres are setback from road frontages to integrate with the built form of the surrounding area.	**AO4** Where the site does not have frontage to a road identified as an "existing main street" or a "new centre main street" in Schedule 1, the minimum setback from road frontage boundaries is: (a) 10 metres from an arterial road or sub-arterial road; and (b) 6 metres from a collector street or access street; and (c) 0 metres from a rear laneway.
PO5 Building design: (a) addresses streets and public places and provides interest in building form, materials and expression, and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	**AO5** Building elevations facing road frontages, parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures[12] for a minimum of: (i) 60% of the total frontage length in the Major centre zone, District centre zone or Local centre zone; or (ii) 50% of the total frontage length in other zones; and (c) articulation measures[13] at a maximum spacing of every: (i) 10 metres along the frontage in the Major centre zone, District centre zone or Local centre zone; or (ii) 15 metres along the frontage in other zones.

11 "Key active frontage streets" are defined in Schedule 1.
12 "Activation measures" include pedestrian entrances / doors, large windows and openings.
13 "Articulation measures" include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
PO6 Where open areas are provided between buildings and road frontages, landscaping: (a) provides shade for pedestrians in the adjoining road reserve; and (b) softens the appearance of the development as viewed from the road.	**AO6** Where open areas are provided between buildings and road frontages, the following is provided: (a) regularly spaced shade trees within the road reserve adjacent to the site; and (b) a minimum 2 metre wide landscaping strip containing signature trees and feature planting[14] is provided within the site along the full length of the road frontage.
Access and parking facilities	
PO7 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	**AO7** Car and bicycle parking facilities, dedicated to clients, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO8 Vehicle access and car parking areas enables the safe drop-off and collection of children by minimising potential conflicts between pedestrians and vehicles.	**AO8.1** Access into and egress from the site is provided separately to enable a one-way vehicle circulation system.
	AO8.2 Passenger set down and pick areas: (a) are located adjacent to a main entrance of the childcare centre; and (b) are wide enough for a child to be lifted from either side of the vehicle, without danger from moving vehicles; and (c) are one-way and enable vehicles to stand nose to tail and freely exit the set down area.
	AO8.3 Passenger set down areas and parking spaces are located so that children are not required to cross vehicular access ways to reach the building.

[14] "Signature trees and feature plantings" means landscaping that is used to visually soften parts of the development, emphasize parts of the development and/or form an attractive landmark in its own right. It does not include "buffer planting" where landscaping screens development from view.

9.3.4 Community activities code

9.3.4.1 Application

This code applies to assessing material change of use for community activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.4.2 Purpose

(1) The purpose of the community activities code is to ensure that community activities are appropriately located, provide high quality design outcomes and maintain the amenity and character of the surrounding area.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) community activities are located on highly accessible sites in the Community facilities zone or multi-purpose centres unless special circumstances (such as local need and location attributes) justify activities in other areas; and
- (b) development provides high quality design outcomes at a human scale, and addresses and interacts with the street particularly along existing centre main streets and main streets in new centres; and
- (c) development maintains a high level of amenity for adjoining residential properties; and
- (d) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking.

9.3.4.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 9.3.4.3.A – Community activities code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
PO1 Community activities seeking to occupy an existing building in the Community facilities zone, a multi-purpose centre or a residential zone, maintain: (a) adequate on-site car parking and vehicle access areas; and (b) adequate on-site landscaping areas; and (c) adequate activation measures on the street frontage/s; and (d) the scale and intensity of the previous use.	**AO1.1** Where a community activity seeks to occupy an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use in multi-purpose centres, residential zones or the Community facilities zone, the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and (b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures[15] on the street frontage/s that were approved or operated with the previous use.

[15] "Activation measures" include pedestrian entrances / doors, large windows and openings.

Performance outcomes	Acceptable outcomes
	AO1.2 If the previous use occupied part of a building only, the proposed use: (a) occupies the same part of the building as the previous use; and (b) occupies the same or less gross floor area, within the existing building, as the previous use.
	AO1.3 Any external extensions to the existing building constitute minor building work.
For assessable development	
Location and need	
PO2 Community activities are located within the Community facilities zone or a multi-purpose centre unless: (a) a strong local need will be fulfilled; and (b) the viability of designated centres will not be compromised; and (c) they are appropriately located.	**AO2.1** Community activities are located within the Community facilities zone or a multi-purpose centre.
	AO2.2 Community activities outside the Community facilities zone or a multi-purpose centre: (a) fulfil a demonstrated need of residents within the local catchment; and (b) are located: (i) either: (A) within a building previously used for community activities or centre activities; or (B) adjacent or opposite to existing community activities or centre activities; or (C) not within 800 metres of existing community activities or centre activities; and (ii) on sub-arterial roads or collector streets; and (iii) on a public transport route; and (iv) on sites large enough to mitigate potential impacts on adjoining and nearby properties within a residential zone and existing sensitive land uses; and (v) only at ground level.

Performance outcomes	Acceptable outcomes
Site layout and building design	
PO3 In multi-purpose centres, development adjacent to key active frontage streets[16] is characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	**AO3** In multi-purpose centres, street orientated development is provided along key active frontage streets. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking beneath, behind or within the building.
PO4 Development in new centres includes the creation of key active frontage streets that are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	**AO4** Street-orientated development (in accordance with AO3 (a)–(f)) is provided along new key active frontage streets in the following centres: (a) Rural View major centre; and (b) Blacks Beach local centre; and (c) Andergrove Lakes local centre; and (d) Shoal Point local centre.
PO5 Development maintains the safety and efficiency of vehicle, bicycle and pedestrian movement on State controlled roads.	**AO5** The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.

[16] "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
PO6 Building design: (a) addresses 'non key active frontage streets' and public places and provides interest in building form, materials and expression and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	**AO6** Building frontages facing 'non key active frontage streets', parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures[17] for a minimum of 60% of the total frontage length; and (c) articulation measures[18] at a maximum spacing of every 10 metres along the frontage; and (d) trees that provide shade over the footpath within the road reserve.
PO7 Development integrates with the amenity and character of the local area.	**AO7.1** In multi-purpose centres, development is setback from 'non key active frontage streets' in accordance with either of the following: (a) within 20% of the road frontage setback to an existing building on an adjoining site; or (b) in accordance with the minimum road frontage requirements set out in the relevant zone code.
	AO7.2 Where a front setback is provided, a minimum 2 metre wide landscaping strip is provided along the full length of all road frontages.
PO8 Development: (a) efficiently utilises sites within centres; or (b) maintains the amenity of adjoining residential sites where adjoining land within a residential zone.	**AO8** The minimum setback for buildings from side and rear boundaries is: (a) 0 metres where the site adjoins a non-residential zone; and (b) the greater of 3 metres, or half the height of the building wall (ground level to eaves or ground level to top of the wall if no eaves) facing residential properties, where the site adjoins a residential zone.
PO9 In multi-purpose centres, the lower floors of buildings contain ceiling heights that: (a) provide a high level of amenity within the building; and (b) enable a variety of activities and uses.	**AO9** Sites with a frontage to a key active frontage street and: • within the Major centre zone; or • within the District centre zone at North Mackay or West Mackay (Fourways and Parkside); provide minimum floor to ceiling heights in accordance with the following of: (a) 3.3 metres on ground floor; and (b) 3 metres on the first floor.

[17] "Activation measures" include pedestrian entrances / doors, large windows and openings.
[18] "Articulation measures" include building line projections / recessions (minimum depth 500mm), footpath awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
Access and parking facilities	
PO10 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	**AO10** Car and bicycle parking facilities, dedicated to customers / clients, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.

9.3.5 Dwelling house code

9.3.5.1 Application

This code applies to assessing material change of use for dwelling house.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.5.2 Purpose

(1) The purpose of the Dwelling house code is to ensure that dwelling houses, secondary dwellings, outbuildings and other ancillary structures maintain a high level of amenity within the site and as viewed from adjoining and nearby sites and roads.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) dwelling houses and ancillary structures:

(i) integrate with surrounding built form; and

(ii) maintain the visual amenity and privacy of adjoining lots; and

(iii) maintain views from adjoining and surrounding lots; and

(iv) do not constitute over-development of the lot; and

(b) dwelling houses in areas affected by flooding are designed to reduce damage from flood events; and

(c) the height, location and size of outbuildings is limited to ensure that they do not form overbearing development as viewed from adjoining and nearby lots and roads; and

(d) secondary dwellings are subordinate to the primary dwelling house; and

(e) adequate car parking is provided.

9.3.5.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 9.3.5.3.A – Dwelling house code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Road frontage setback	
PO1 Dwelling houses, secondary dwellings, domestic outbuildings and other ancillary structures are setback from road frontages to: (a) integrate with the built form of the surrounding area; and	**AO1.1** Dwelling houses, secondary dwellings, domestic outbuildings and other ancillary structures are setback from the primary road frontage in accordance with the minimum setbacks identified in the relevant zone code.

Performance outcomes	Acceptable outcomes
(b) ensure that car accommodation is setback to: (i) enable a car to be parked in the driveway without encroaching into the road reserve; and (ii) not dominate the appearance of the site as viewed from the street; and (c) enhance residential amenity by providing separation between habitable rooms and adjoining roads; and (d) provide opportunities for landscaping.	**AO1.2** On corner lots in key urban areas and the Township zone, the minimum secondary road frontage setback for the dwelling house (not including domestic outbuildings eg garages, sheds and carports) is 3 metres.
	AO1.3 An open carport may be set back less than the minimum setbacks identified in AO1.1 provided that: (a) the setback is from a collector street or access street; and (b) the maximum width of the carport is the lesser of 6 metres or 50% of the frontage (measured from the inside of the outermost supporting posts); and (c) supporting posts are setback a minimum of 1 metre from the road frontage.
	AO1.4 The following ancillary structures may be set back less than the minimum setbacks required by AO1.1: (a) unroofed landings, entry porches, steps or ramps with a maximum height of 1 metre above ground level; or (b) shade devices attached to a dwelling house or dwelling unit such as screens, sunblinds and sunhoods over windows and doors; or (c) minor outdoor recreation / garden structures such as pergolas, gatehouses and arches; or (d) utilities such as above ground rainwater tanks (not more than 1.5 metres high and with a footprint of not more than 4m^2), aerials, electricity and gas meters[19].
Side and rear setbacks – Rural zone and Rural residential zone	
PO2 Dwelling houses, secondary dwellings, domestic outbuildings and other ancillary structures are setback from side and rear boundaries to: (a) maintain visual amenity to be consistent with rural and semi-rural landscapes, on the site and on adjoining sites; and	**AO2.1** On sites with an area of 1 hectare or greater in the Rural zone, the minimum setback from side and rear boundaries for the primary dwelling house and any secondary dwelling is 10 metres[20].

[19] Higher or larger rainwater tanks must be setback in accordance with AO1.1.
[20] This provision does not apply to outbuildings and other ancillary structures that do not contain habitable rooms.

Performance outcomes	Acceptable outcomes
(b) maintain privacy and general amenity normally expected in rural and semi-rural areas, on the site and on adjoining sites; and (c) provide separation between dwelling houses, secondary dwellings and the following on adjoining lots: (i) existing or potential agricultural activities; and (ii) bushfire hazard areas; and (iii) environmentally sensitive areas.	**AO2.2** On sites with an area of 5,000m^2 or greater in the Rural residential zone, the minimum setback from side and rear boundaries for dwelling houses, secondary dwellings, domestic outbuildings and other ancillary structures is: (a) 10 metres from boundaries adjoining land within the Rural zone; and (b) 5 metres from boundaries adjoining land within the Rural residential zone and other zones.
Floor levels in areas affected by flooding	
PO3 Premises subject to risk of inundation or damage through flood are provided with immunity to that risk in order to reduce potential property damage and to ensure public safety.	**AO3** Development complies with the following: (a) is located on land that is not subject to inundation during a DFE[21]; or (b) the minimum floor level for habitable rooms (new buildings and extensions to existing buildings) is the highest of the following: (i) 300mm above the DFE; or (ii) 300mm above the DSTE[22] relevant to the subject site; or (iii) the minimum floor level, as follows: (A) Mackay urban area – RL 5.4m AHD; or (B) Midge Point – RL 5.0m AHD; or (C) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 5.3m AHD; or (iv) in addition to (iii) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest astronomical tide): or (v) 225mm above natural ground level; or (vi) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.

[21] "DFE" – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest flood level is the DFE.

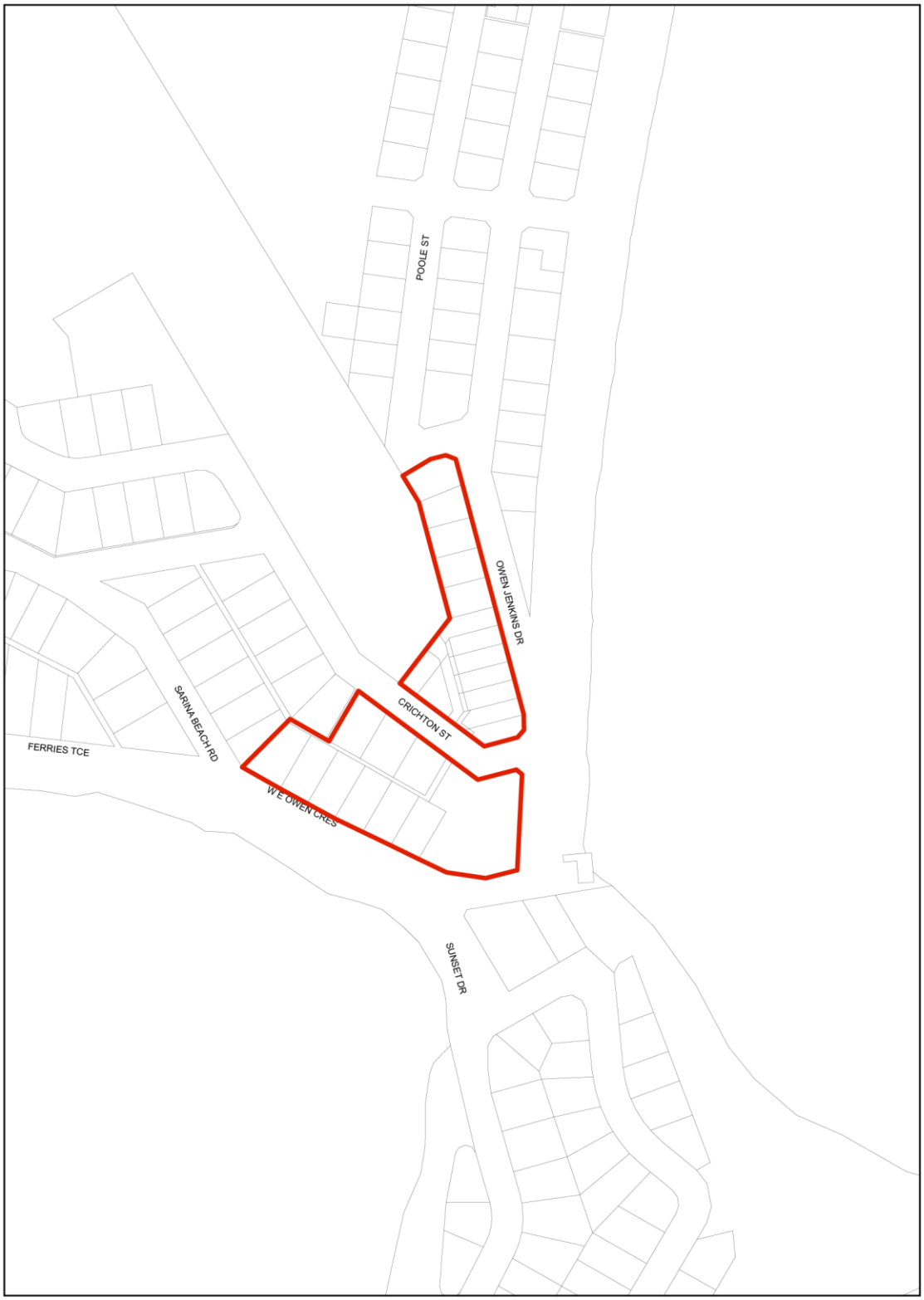
[22] "DSTE" – defined storm tide event

Performance outcomes	Acceptable outcomes
Building height and site cover	
PO4 Dwelling houses: (a) integrate with surrounding built form; (b) maintain views and access to natural light for adjoining and nearby lots.	**AO4** Dwelling houses have a maximum height of: (a) 11 metres above ground level (3 storeys) in the areas identified on: (i) Figure 9.3.6.3.A – 11 metre (3 storey) maximum building height areas – Mackay Harbour; or (ii) Figure 9.3.6.3.B – 11 metre (3 storey) maximum building height areas – Sarina Beach; or (b) 8.5 metres above ground level in other locations.
PO5 Dwelling houses within areas affected by flooding or the landslide hazard overlay: (a) utilise a usable extent of building height; and (b) integrate with the built form character of the surrounding area; and (c) do not form overdevelopment of the site.	**AO5.1** In areas affected by flooding, the height of dwelling houses above ground level does not exceed the maximum building height set by AO4.1 plus the highest of the following: (a) DFE; or (b) DSTE relevant to the subject site; or (c) the relevant level as follows: (i) within the Mackay urban area – RL 5.0m AHD; or (ii) Midge Point – RL 4.6m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD.
	AO5.2 In areas covered by the landslide hazard overlay, dwelling houses have a maximum height of 10 metres.
PO6 Development: (a) maintains an adequate and usable outdoor recreation area; and (b) does not constitute over-development of the subject site; and (c) maintains a high level of amenity and privacy for adjoining lots.	**AO6** Dwelling houses, outbuildings and other ancillary structures do not exceed: (a) 50% site cover on lots with an area of 400m^2 or more; or (b) 60% site cover on lots with an area of less than and 400m^2 and more than 250m^2; or (c) 75% site cover on lots with 250m^2 or less.

Performance outcomes	Acceptable outcomes
Outbuildings	
PO7 Domestic outbuildings are located and designed to: (a) not form a dominant feature in the streetscape; and (b) be physically and visually subordinate to the dwelling house; and (c) not result in over-development of the lot; and (d) maintain views, access to natural light and a high level of visual amenity for adjoining lots.	**AO7.1** In the Rural residential zone, the site cover of outbuildings does not exceed 200m^2.
	AO7.2 Domestic outbuildings are setback from street frontages in accordance with the minimum setbacks identified in the relevant zone code.
	AO7.3 Domestic outbuildings accord with the following maximum heights: (a) eaves: (i) on lots with an area of 400m^2 or more – 3.5 metres above ground level; or (ii) on lots with an area of less than 400m^2 – 2.4 metres above ground level; and (b) roof apex: (i) on lots with an area of 400m^2 or more – 4.5 metres above ground level; or (ii) on lots with an area of less than 400m^2 – 2.7 metres above ground level.
Secondary dwellings	
PO8 The secondary dwelling is subordinate to the primary dwelling house.	**AO8.1** No more than 1 secondary dwelling is provided per lot.
	AO8.2 The secondary dwelling has a maximum gross floor area of 60m^2 and contains no more than 1: (a) bedroom; (b) combined living / dining area; (c) kitchen; (d) bathroom / toilet.
Car parking and garage width	
PO9 The number of car parks provided on the lot is adequate to the needs of residents.	**AO9** Car parking is provided in accordance with Table 9.4.1.3.B in the General development requirements code.
PO10 Enclosed garages: (a) are visually integrated with the dwelling house and the streetscape; and (b) do not dominate the appearance of the site as viewed from the street.	**AO10** The width of enclosed garages does not exceed the lesser of: (a) 7 metres; or (b) 50% of the total width of road frontage.

Figure 9.3.5.3.A – Dwelling house code – 11 metre (3 storey) maximum building height areas – Mackay Harbour

Figure 9.3.5.3.B – Dwelling house code – 11 metre (3 storey) maximum building height areas – Sarina Beach



9.3.6 Extractive industry code

9.3.6.1 Application

This code applies to assessing material change of use for extractive industry code.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.6.2 Purpose

(1) The purpose of the extractive industry code is to ensure that extractive industry uses fulfil a need by utilising resources to the optimum extent while also maintaining high levels of public safety, amenity and ecological integrity.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) extractive industries fulfil a demonstrated need; and

(b) extractive industries are located, designed and operated to maintain public safety, general amenity and landscape character of the surrounding area; and

(c) external haulage routes operate efficiently but do not compromise:
(i) the amenity of areas containing concentrations of sensitive land uses; and
(ii) the condition of the roads; and

(d) a high standard of water quality is achieved within and downstream of the subject site through the implementation of appropriate water management techniques; and

(e) rehabilitation works during and upon cessation of the extractive industry use results in the previous environmental attributes and usability of the land being restored and/or improved.

9.3.6.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.6.3.A – Extractive industry code – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Need	
PO1 The extractive industry fulfils a demonstrated need for the resource in development projects in the region.	**AO1** The need for an extractive industry is demonstrated through a report which details the: (a) type of resource to be extracted and the nature of its use in development projects in the region; and (b) proposed rate of extraction; and (c) market demand for the resource.

Performance outcomes	Acceptable outcomes
Public safety and amenity	
PO2 The extractive industry is located and operated to maintain public safety and minimise potential noise, dust, vibration and visual amenity impacts on nearby publicly accessible areas and sensitive land uses.	**AO2.1** Extractive industry operation areas are located in accordance with the following: (a) where the extractive industry involves blasting, minimum distance of 1,000 metres from: (i) sensitive land uses; and (ii) public roads; and (iii) driveways on adjoining and nearby properties; or (b) for other extractive industries, minimum distance of 400 metres from sensitive land uses.
	AO2.2 Extractive industry operation areas are not located within 40 metres of any boundary.
	AO2.3 Extractive industry operation areas are screened from view from public roads, other publicly accessible areas and sensitive land uses by one or a combination of the following: (a) natural topographic features such as ridgelines; or (b) a densely planted vegetation buffer, consisting of existing or new native species, with a minimum width of 20 metres; or (c) method of working the operation area.
	AO2.4 Vibrations generated by the extractive industry are managed within acceptable levels as outlined within the *Environmental Protection (Noise) Policy 2008*.
	AO2.5 Air pollution including dust generated by the extractive industry is managed within acceptable levels as outlined within the *Environmental Protection (Air) Policy 2008*.
	AO2.6 Blasting operations are limited to the hours of 9:00 a.m. to 5:00 p.m. Monday to Friday.
	AO2.7 Other extractive industry operations are limited to within the hours of 6:00 a.m. to 6:00 p.m. Monday to Saturday.

Performance outcomes	Acceptable outcomes
PO3 Public safety is maintained by: (a) preventing public access to operations areas; and (b) raising public awareness on operations.	**AO3.1** In order to prevent unauthorised or accidental public entry, the following is provided: (a) security fencing with a minimum height of 2 metres around the part of the site occupied by the extractive industry operations area/s; and (b) lockable security gates at access points with a minimum height of 2 metres.
	AO3.2 Signs that inform and warn the public of operations and safety hazards, and prohibit unauthorised access, are installed on the: (a) public road adjoining the subject site; and (b) gates / fencing surrounding the operations area.
PO4 The location, extent, design, operation and staging of the extractive industry has regard to visual amenity and important landscape character elements.	**AO4** The extractive industry maintains the natural profile of hill / mountain summits and ridgelines that are important to the visual amenity and landscape character of the region.
Haulage routes	
PO5 External haulage route/s servicing the extractive industry: (a) are provided on a road/s of a standard sufficient to carry the type and volume of vehicles associated with the use; and (b) avoids residential and township areas and other sensitive environments; and (c) are maintained and managed at all times to: (i) ensure roads remain safe, trafficable and operational; and (ii) minimise impacts from dust and noise to nearby sensitive land uses.	No acceptable outcome prescribed.
PO6 Extractive industry haulage vehicles do not diminish the condition of public roads.	**AO6** Where vehicles carrying extractive resources impact on public roads, ameliorative works are undertaken to maintain the condition of the roads.
Stormwater drainage	
PO7 Stormwater drainage systems on the subject site are designed, constructed and maintained to: (a) minimise and control erosion; and (b) prevent pollution of groundwater and surface water; and (c) provide opportunities to conserve and re-use water on the site.	**AO7.1** Banks and channels are constructed to divert stormwater runoff away from disturbed areas susceptible to erosion.
	AO7.2 Drainage basins are provided as required to detain stormwater runoff from disturbed areas to allow settlement of sediments.

Performance outcomes	Acceptable outcomes
	AO7.3 Bunding, treatment and disposal provisions are made for industrial wastes.
	AO7.4 Water quality improvement techniques and devices are developed and maintained at discharge points and, if necessary, throughout the site.
Rehabilitation works	
PO8 Rehabilitation works during, and at the cessation of the extractive industry use, restore the environmental values and/or useability of the subject site.	**AO8.1** Rehabilitation works during, and at the cessation of the extractive industry use, are provided in accordance with a rehabilitation management plan.
	AO8.2 The rehabilitation management plan details: (a) progressive / staged rehabilitation works; and (b) clean-up works (including areas of possible soil or water contamination); and (c) works required to ensure landform and soil profiles are stable and in a usable condition; and (d) revegetation using native plant species; and (e) monitoring for all aspects of the operations impacting on the environment.
	AO8.3 A bond for the performance of rehabilitation works is provided.

9.3.7 Home-based business code

9.3.7.1 Application

This code applies to assessing material change of use for home-based business.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.7.2 Purpose

(1) The purpose of the Home-based business code is to ensure that home-based business uses integrate with the character, amenity and primary use of the site, adjoining sites and local area.

(2) The purpose of the code will be achieved through the following overall outcomes:

(a) home-based businesses maintain the character, amenity and safety of the site, adjoining sites and the local area; and

(b) home-based businesses integrate with, and are sub-ordinate to, the primary land use intent of the site and local area; and

(c) home-based businesses do not compromise the role and function of, or compete with, designated centres and other business / employment hubs; and

(d) adequate vehicle parking is provided on-site.

9.3.7.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 9.3.7.3.A – Home-based business code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Location, scale and operations	
PO1 Home-based business uses have a location, scale and operations that: (a) maintain the character and amenity of the site, adjoining sites and the local area; and (b) integrate with, and are sub-ordinate to, the primary land use intent of the site and local area; and (c) not compromise the role and function of, or compete with, designated centres and other business / employment hubs.	**AO1.1** If the use includes signage that is visible from an adjoining or nearby street or public land, the subject site is not within 50 metres of another site containing a home-based business with signage that is visible from adjoining or nearby streets or public land.

Performance outcomes	Acceptable outcomes
	AO1.2 Home-based business uses, other than bed and breakfast, comply with the following: (a) uses involving visiting customers / clients and loading / unloading activities, operate within the hours of: (i) 7.00am to 7.00pm, Monday to Saturday; and (ii) 9.00am to 5.00pm, Sunday and public holidays; and (b) the use involves the employment of no more than 2 employees that do not live in the principle dwelling house; and (c) the gross floor area (including storage areas) does not exceed the lesser of: (i) 25% of the total floor area of the principle dwelling house; or (ii) 10% of the site area; or (iii) 60m^2; and (d) the use is wholly contained within the dwelling house or ancillary outbuilding on the site; and (e) the use does not generate more than: (i) 6 customers / clients on any single day (by appointment); and (ii) 2 customers / clients present on site at any one time; and (f) the use does not involve: (i) direct retail activity or the hiring of goods on / from the site; and (ii) industrial activities; and (iii) service industry activities.

Performance outcomes	Acceptable outcomes
	AO1.3 Home-based business involving bed and breakfast use comply with the following: (a) the use is wholly contained within the principle dwelling house on the site; and (b) sites have a minimum area of: (i) 600m^2 if within a residential zone other than the Township zone or Rural residential zone; or (ii) 1,000m^2 it within the Township zone; or (iii) 1 hectare if within the Rural zone or Rural residential zone; and (c) does not contain more than: (i) 2 guest bedrooms if within a residential zone other than the Rural residential zone; or (ii) 4 guest bedrooms if within the Rural zone or Rural residential zone; and (d) with regards to employees that do not live in the principle dwelling house: (i) no non-resident employees are associated with the use if within a residential zone other than the Rural residential zone; or (ii) no more than 2 employees are associated with the use if within the Rural zone or Rural residential zone; and (e) the maximum continuous period of stay for any guest is 4 weeks.
	AO1.4 The use involves no more than 1 commercial vehicle that is no larger than a small rigid vehicle as defined under *Australian Standard AS2890.2–2002*, for the daily operation of the business.
	AO1.5 The use does not involve outdoor storage of any material associated with the use.
Amenity and safety	
PO2 The operation of the use does not generate noise, light, vibration, odour, dust or air emission impacts evident at the boundary of the site that are more than what would otherwise be normally generated by the dwelling house.	No acceptable outcome prescribed.
PO3 The use maintains high levels of safety for adjoining sites.	**AO3** The use does not store chemicals, gases or other hazardous materials in volumes greater than would otherwise be normally used and stored for the dwelling house.

Performance outcomes	Acceptable outcomes
Vehicle parking	
PO4 Development includes the provision of adequate, convenient and safe on-site car parking.	**AO4** Sealed (bitumen, concrete or paving) car parking facilities, dedicated to customers / clients, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
Signage and display of goods	
PO5 Signage effectively advertises the name and nature of the business but is discreet and subordinate to the primary intended character, amenity and land use of the site and local area.	**AO5.1** Any signage associated with home-based business uses, other than bed and breakfast, includes a single non-illuminated sign that: (a) does not exceed 0.3 m^2 in area; and (b) has a maximum height of 1.5 metres; and (c) is situated below the roof line of the building to which it is attached; and (d) displays only the name, occupation and contact details of the business; and (e) is located wholly within the site or securely attached to the front fence facing the road.
	AO5.2 Any signage associated with home-based business uses involving bed and breakfast , includes a single sign that: (a) does not exceed: (i) 0.3m^2 in area if within a residential zone; or (ii) 2m^2 in area where located in a Rural residential zone or Rural zone; and (b) displays only the street number, name, occupation and contact details of the business; and (c) if illuminated, the sign: (i) utilises only 1 incandescent globe not more than 60 watts if within a residential zone; or (ii) utilises only 1 incandescent globe not more than 100 watts if within the Rural zone; and (d) if illuminated, the sign is switched off between 9.00pm and 6.00am.
PO6 The display of goods does not compromise the intended character and visual amenity of the site and local area.	**AO6** The use does not involve the display of goods that is visible from the adjoining road, including but not limited to, the display of goods: (a) in any window; or (b) on the footpath; or (c) on or attached to any building; or (d) in the garage or driveway; or (e) within the front setback of the building.

9.3.8 Industry activities code

9.3.8.1 Application

This code applies to assessing material change of use for industry activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.8.2 Purpose

(1) The purpose of the industry activities code is to ensure that industry activities operate efficiently, maintain the amenity of nearby sensitive land uses and provide a high quality visual amenity within the site and as viewed from adjoining roads.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) industry activities operate efficiently on large usable sites, and in locations that do not compromise the amenity of nearby residential development and other sensitive land uses; and
- (b) industry activities have a site layout and building design that:
  - (i) provides high quality design outcomes and does not constitute overdevelopment of the site; and
  - (ii) effectively addresses and engages with the street; and
  - (iii) includes landscaping to soften the appearance of the development and enhance the visual amenity of the local area; and
  - (iv) is consistent with intended streetscape outcomes where located in a centre main street; and
- (c) areas used for the manufacture, storage, use or disposal of hazardous materials and chemicals, dangerous goods and flammable or combustible substances are located and designed to maintain public safety and the environment; and
- (d) access points, vehicle manoeuvring areas, queuing areas, service areas and parking spaces are safe and adequate for the type and number of vehicles accessing the development.

9.3.8.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development and requirements for accepted development

Table 9.3.8.3.A – Industry activities code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Service industry in existing buildings in multi-purpose centres[23]	
PO1 Service industry seeking to occupy existing buildings in centre zones maintain: (a) on-site car parking and vehicle access areas; and (b) on-site landscaping areas; and (c) activation measures on the street frontage/s; and	**AO1.1** Where service industry seeks to occupy an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use in a multi-purpose centre, the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and

[23] PO1 and AO1.1 only apply to, and are the only provisions relevant to, service industry uses seeking to use existing buildings in the District centre zone, Local centre zone, Major centre zone or Principal centre zone.

Performance outcomes	Acceptable outcomes
(d) the scale and intensity of the previous use.	(b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures[24] on the street frontage/s that were approved or operated with the previous use.
	AO1.2 If the previous use occupied part of a building only, the proposed use: (a) occupies the same part of the building as the previous use; and (b) occupies the same or less gross floor area, within the existing building, as the previous use.
	AO1.3 Any external extensions to the existing building constitute minor building work.
Low impact industry, research and technology industry, service industry or warehouse in the Low impact industry zone	
PO2 Low impact industry uses seeking to occupy an existing building in the Low impact industry zone maintain: (a) adequate on-site car parking and vehicle access areas; and (b) adequate on-site landscaping areas; and (c) adequate activation measures on the street frontage/s; and (d) the amenity and privacy of adjoining residential properties; and (e) the scale and intensity of the previous use.	**AO2.1** Where low impact industry, research and technology industry, service industry or warehouse seeks to occupy an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use in the Low impact industry zone, the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and (b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures[28] on the street frontage/s that were approved or operated with the previous use.
	AO2.2 Elevations facing an adjoining residential zone do not include new openings in the building or existing openings with an increased size.
	AO2.3 Any extensions to the existing building constitute minor building work.

[24] "Activation measures" include pedestrian entrances / doors, large windows and openings.

Performance outcomes	Acceptable outcomes
Assessable development	
Location	
PO3 Higher impact industrial development is located and designed to minimise noise, odour, dust, air emission, light or vibration impacts affecting adjoining or nearby properties within a residential zone and existing sensitive land uses.	**AO3** Higher impact industrial development is separated from land within residential zones, the Rural zone, Investigation area precinct (precinct no. RU1) (other than the Investigation area precinct identified at Rosella) and existing sensitive land uses as per the following minimum separation distances: (a) special industry - 1,500 metres; and (b) high impact industry - 500 metres; and (c) medium impact industry - 250 metres.
Site characteristics	
PO4 The site has sufficient area and dimensions to accommodate the building/s, parking area, service vehicle areas, storage areas, and landscaping necessary for the operation of the use.	**AO4.1** The site has a minimum area of: (a) 3,500m^2 in the High impact industry zone; and (b) 2,500m^2 in other zones.
	AO4.2 The site has a minimum frontage of: (a) 35 metres in the High impact industry zone; and (b) 30 metres in other zones.
Site layout, setbacks and building design	
PO5 Landscaping areas throughout the site enhance the visual amenity of the site by providing relief from areas containing built structures, hardstands and open work / storage areas.	**AO5.1** The site has a minimum landscaping area of: (a) for sites fronting an arterial road or sub-arterial road – 10% of the total area of the site; and (b) for other sites – 7.5% of the total area of the site.
	AO5.2 Landscaping strips are provided along road frontage in accordance with the following: (a) minimum width 5 metres adjoining an arterial road or sub-arterial road; and (b) minimum width 2 metres adjoining other roads.
PO6 Development comprises appropriate site cover, gross floor area and front setbacks so as not to form overbearing development as viewed from adjoining roads.	**AO6.1** Buildings have a: (a) maximum site cover of 60% of the total area of the site; and (b) maximum gross floor area not greater than the total area of the site.

Performance outcomes	Acceptable outcomes
	AO6.2 Development is setback from non-main street road frontages in accordance with the following: (a) minimum setback 10 metres from an arterial road or sub-arterial road; and (b) minimum setback 6 metres from other roads.
Site layout, setbacks and building design	
PO7 On elevations facing road frontages and other public spaces frequented by people, buildings: (a) provide high quality design outcomes including activation and articulation elements; and (b) effectively address and engage with the road frontages and other public spaces; and (c) provide a visually appealing and human scale pedestrian entrance that is protected from harsh weather.	**AO7.1** Where applicable, ancillary office space and, sales area, of each building is sited on, and orientated towards, the primary street frontage.
	AO7.2 The main pedestrian entry to the building: (a) is visible and easily identifiable from the street and visitor car parking spaces; and (b) incorporate sun and rain shelter elements such as overhangs or awnings on buildings, that are a minimum of 900mm wide from the building face to the outermost projection; and (c) is adjoined by landscaping.
	AO7.3 Building elevations facing road frontages, parkland and other public spaces frequented by people include: (a) activation measures[25] for a minimum of 40% of the total frontage length; and (b) articulation measures[26] at a maximum spacing of every 15 metres along the frontage.
PO8 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable, have low reflectivity and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

[25] "Activation measures" include pedestrian entrances / doors, large windows and openings.

[26] "Articulation measures" include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
Site layout, setbacks and building design	
PO9 Outdoor utility, storage and service areas do not detract from the visual appearance of the development as viewed from the street.	**AO9.1** Outdoor utility areas, storage (including bin storage), rainwater tanks and servicing areas are screened from view from roads by one or a combination of the following: (a) 1.8 metre high visual screen fence; and (b) 2 metre wide landscape strip, containing buffer planting[27].
	AO9.2 Outdoor utility areas, storage (including bin storage) and service areas are sealed and drained.
Site layout, setbacks and building design – sites on a key active frontage street	
PO10 Development adjacent to key active frontage streets are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	**AO10** Street orientated development is provided along key active frontage streets. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking and outdoor work, storage and service areas at the rear of the building.
PO11 Buildings adjoining key active frontage streets provide high quality design outcomes and elements that emphasise the sense of identity for the centre and local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable, have low reflectivity and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

[27] "Buffer planting" means planting that provides effective visual screening and is in accordance with Council standard drawings A3-841 B and A3-842 A.

Performance outcomes	Acceptable outcomes
Access, internal circulation and parking facilities	
PO12 Vehicular access to the development: (a) is adequate and safe; and (b) does not detrimentally impact upon the safety, capacity or efficiency of the road or street system.	**AO12** Vehicle access points are located as far away as practical from: (a) road intersections; and (b) vehicle access points on adjoining sites (unless combined access can be achieved); and (c) a road curve, crest or other element unduly reducing line of sight along the road.
PO13 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	**AO13** Sealed car and bicycle parking facilities (including end of trip facilities), dedicated to customers / clients, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO14 External areas associated with industrial uses have appropriate surface treatment to prevent impacts from dust, sediment run off, inadequate drainage, and can cater for expected all-weather vehicle mass and number of movements.	**AO14** External areas accommodating: • open, semi open or covered work spaces; or • equipment or parts stacking and rotation areas; or • delivery loading and unloading; or • vehicle circulation areas; provide constructed and drained hardstand surfaces in keeping with the scale and intensity of the activity. The surface shall be: (a) concrete; or (b) asphalt; or (c) bitumen seal.
Environmental impacts	
PO15 Industrial uses apply best practice standards to mitigate potential environmental impacts.	**AO15** Development complies with the performance outcomes of any relevant State Government guideline or code or practice, including Motor vehicle workshop operations code of practice dated 27 June 2014.

Performance outcomes	Acceptable outcomes
Hazardous materials, chemicals and contaminants	
PO16 Areas where hazardous materials and chemicals or potentially contaminating substances are manufactured, stored, used or disposed are located away from residential zones and existing sensitive land uses, and designed to: (a) prevent spills from leaving the site; and (b) provide protection from stormwater inundation; and (c) maintain or improve the stormwater flow and flood characteristics of the local area.	**AO16.1** Areas where hazardous materials and chemicals or potentially contaminating substances are manufactured, stored, used or disposed are: (a) located: (i) a minimum of 300mm above the DFE[28]; or (ii) within a bunded area that: (A) includes bund walls with a minimum height of 300mm above the DFE or the DSTE (whichever is greater); and (B) prevents intrusion of flood waters; and (C) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in general vicinity of the subject site; and (D) does not increase stormwater ponding on sites upstream, downstream or in general vicinity of the subject site; and (b) sealed with hardstand (bitumen or concrete) and roofed; and (c) designed so that: (i) spills are bunded and retained on site for removal and disposal by an approved means; and (ii) roof water is piped away from the area; and (d) bulk tanks are anchored so they cannot float if submerged or inundated by water.
	AO16.2 Development where hazardous materials or potentially contaminating substances are manufactured, stored or used, are located a minimum of 1,500 metres from a residential zone or an existing sensitive land use.
Fencing and access gates	
PO17 Fencing is located and designed to maintain the visual amenity of the site as viewed from adjoining roads.	**AO17.1** If required, fencing is provided in line with the front setback of the building line rather than along the road frontage boundary.
	AO17.2 If it is demonstrated that achieving AO17.1 is impractical given the circumstances of the use or the site, landscaping is provided between the fencing and the road frontage boundary.

[28] "DFE" – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest level forms the DFE.

Performance outcomes	Acceptable outcomes
	AO17.3 Fencing provided between the road frontage boundary and the building (including fencing in line with the front setback of the building), complies with the following: (a) maximum height 2 metres; and (b) consists of high quality materials such as open mesh, powder coated chain wire or galvanised steel; and (c) is coloured black or a similarly dark colour.
PO18 Vehicular access to the development does not detrimentally impact upon the safety, capacity or efficiency of the adjoining pedestrian / bicycle pathway and road.	**AO18** Access gates across driveways are located so that vehicles stand wholly on site while the gate is being opened or closed.