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 levels of assessment for development in a zone are in Part 5.

(4) Assessment criteria 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 area (major) 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.

6.2.1.2 Purpose

(1) The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership.

These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.1.3.A – Community facilities zone - assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Uses	
PO1 The zone primarily accommodates community activities, child care 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*.

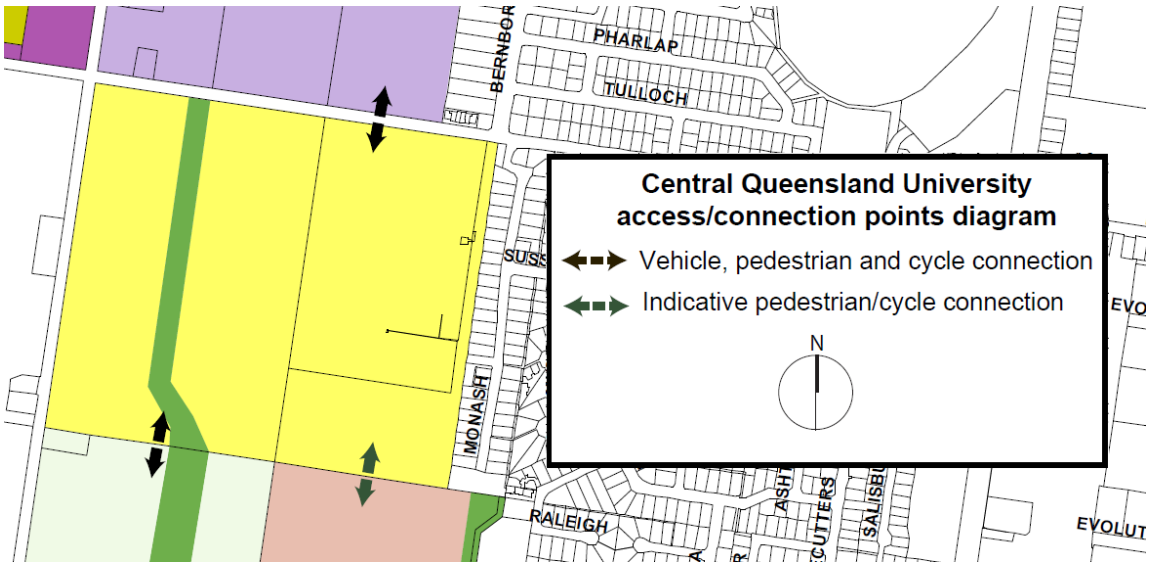
Performance outcomes	Acceptable outcomes
PO4 Building height and plot ratio: (a) integrates with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) does not form overdevelopment of the site.	**AO4.1** Buildings have a maximum height of 8.5 metres above 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 adjoining 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 (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.

6.2.2.2 Purpose

(1) The purpose of the Conservation zone code is to provide for the protection, restoration and management of areas identified as supporting significant biological diversity and ecological integrity.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.2.3.A – Conservation zone – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable 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.
For 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.

6.2.3.2 Purpose

(1) The purpose of the District centre zone code is to provide for a mix of uses and activities.

It includes a concentration of land uses including retail, commercial, residential, limited offices, administrative and health services, community, small-scale entertainment and recreational facilities capable of servicing a district.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.3.3.A – District centre zone – assessable development

Performance outcomes	Acceptable outcomes
For 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 child care 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.

6.2.4.2 Purpose

(1) The purpose of the Emerging community zone code is to:

- (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future; and
- (b) manage the timely conversion of non-urban land to urban purposes; and
- (c) prevent or discourage development that is likely to compromise appropriate longer term land use.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.4.3.A – Emerging community zone – assessable development

Performance outcomes	Acceptable outcomes
For 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, child care 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.	**AO11.1** 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 child care 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).

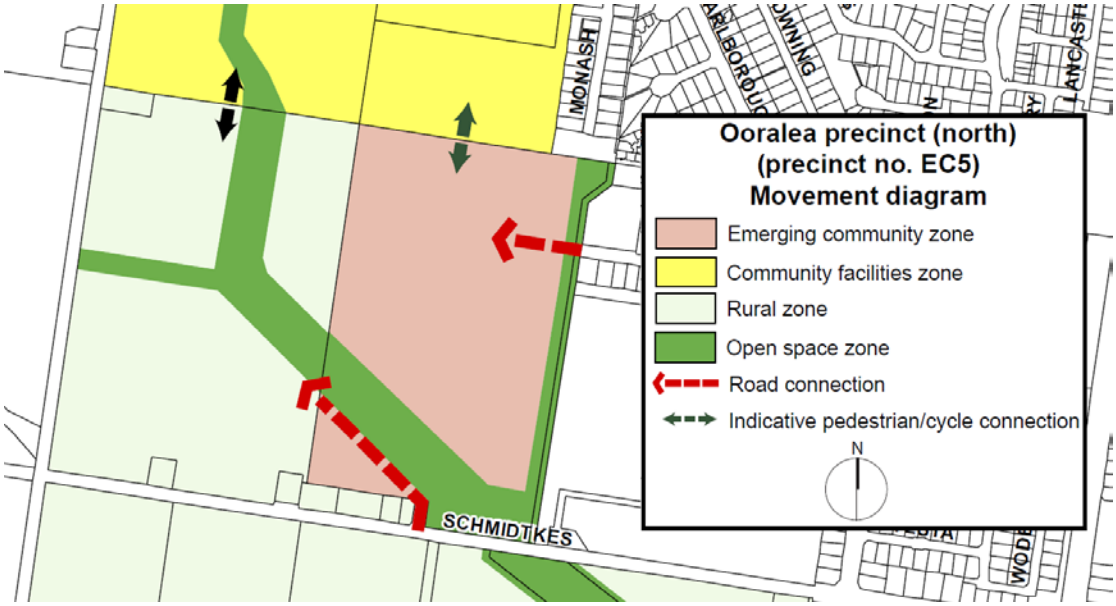
Performance outcomes	Acceptable outcomes
	AO22.3 Pedestrian and cycle pathways are provided along natural drainage lines including McCreadys Creek and the adjoining wetlands to provide a linkage between: (a) the "Richmond Hills", "Kerrisdale", "Plantation Palms" and "Blacks Beach Cove" residential estates; 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 child care 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.

6.2.5.2 Purpose

(1) The purpose of the High density residential zone code is to provide for higher density multiple dwellings supported by community uses and small-scale services and facilities that cater for 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 criteria

Part A – Criteria for assessable development

Table 6.2.5.3.A – High density residential zone – assessable development

Performance outcomes	Acceptable outcomes
For 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.

6.2.6.2 Purpose

(1) The purpose of the High impact industry zone code is to provide for high impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

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 criteria

Part A – Criteria for assessable development

Table 6.2.6.3.A – High impact industry zone – assessable development

Performance outcomes	Acceptable outcomes
For 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	
PO10 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.	**AO10.1** Buildings have a maximum height of 15 metres above ground level. **AO10.2** The maximum site cover of all buildings is 60% of the total site area.
PO11 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.	**AO11** 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.
PO12 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.	**AO12** The minimum setback for buildings from boundaries adjoining sites within a residential zone is 10 metres.

Performance outcomes	Acceptable outcomes
PO13 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.	**AO13.1** 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.
	AO13.2 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].
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, 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	
PO15 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.	**AO15** 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	
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.

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.

6.2.7.2 Purpose

(1) The purpose of the Industry investigation zone code is to identify and protect land that may be suitable for industrial activities where further detailed planning, investigations and studies are required to determine the suitability of the industry investigation zone for use as an industry zone.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.7.3.A – Industry investigation zone – assessable development

Performance outcomes	Acceptable outcomes
For 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; and (e) in accordance with Council's Open space planning scheme policy.
	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** 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)	
PO11 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
PO12 Development for industrial purposes maintains a high level of amenity for adjoining sensitive land uses.	**AO12.1** 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)	
PO13 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.
PO14 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.	**AO14.1** 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.
PO15 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.	**AO15.1** 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
	AO15.2 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)	
PO16 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.	**AO16.1** 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. **AO16.2** Special industry is not provided within the Marian precinct (precinct no. II4).
PO17 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)	
PO18 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.	**AO18.1** 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. **AO18.2** Special industry is not provided within the Paget south precinct (precinct no. II5).
PO19 Development for industrial purposes maintains a high level of amenity for adjoining sensitive land uses.	**AO19.1** 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.
PO20 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.	**AO20** 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.
PO21 Development for industrial purposes does not affect the operation of the North Coast railway.	**AO21.1** 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
PO22 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)	
PO23 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.	**AO23.1** 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. **AO23.2** Special industry is not provided within the Sarina precinct (precinct no. II6).
PO24 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.

6.2.8.2 Purpose

(1) The purpose of the Local centre zone code is to provide for a limited range of retail, commercial and community activities to service local needs.

It includes local shopping, local employment nodes, commercial, cafes and dining, entertainment, community services and residential development where it can integrate and enhance the fabric of the activity centre.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.8.3.A – Local centre zone – assessable development

Performance outcomes	Acceptable outcomes
For 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 child care 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 services; 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.

6.2.9.2 Purpose

(1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for 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 criteria

Part A – Criteria for assessable development

Table 6.2.9.3.A – Low density residential zone – assessable development

Performance outcomes	Acceptable outcomes
For 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.

6.2.10.2 Purpose

(1) The purpose of the Low impact industry zone code is to provide for service and low impact industry uses.

It may include non-industrial and business uses that support the industrial activities where they do not compromise the long-term use of the land for industrial purposes.

Activities considered appropriate in this zone are defined as low impact industry or service industry in the schedule of definitions.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.10.3.A – Low impact industry zone – assessable development

Performance outcomes	Acceptable outcomes
For 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.

6.2.11.2 Purpose

(1) The purpose of the Major centre zone code is to provide for a mix of uses and activities.

It includes concentrations of higher order retail, commercial, limited offices, residential, administrative and health services, community, cultural and entertainment facilities and other uses capable of servicing a subregion in the planning scheme area.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.11.3.A – Major centre zone – assessable development

Performance outcomes	Acceptable outcomes
For 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 child care 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.
P10 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.

6.2.12.2 Purpose

(1) The purpose of the Medium density residential zone code is to provide for a medium density multiple dwellings supported by community uses and small-scale services and facilities that cater for 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 criteria

Part A – Criteria for assessable development

Table 6.2.12.3.A – Medium density residential zone – assessable development

Performance outcomes	Acceptable outcomes
For 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 criteria mentioned in (a)(i); and (b) the minimum number of dwellings provided is the equivalent of 1 dwelling per every 500m^2 of site area.

[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
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	
P10 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

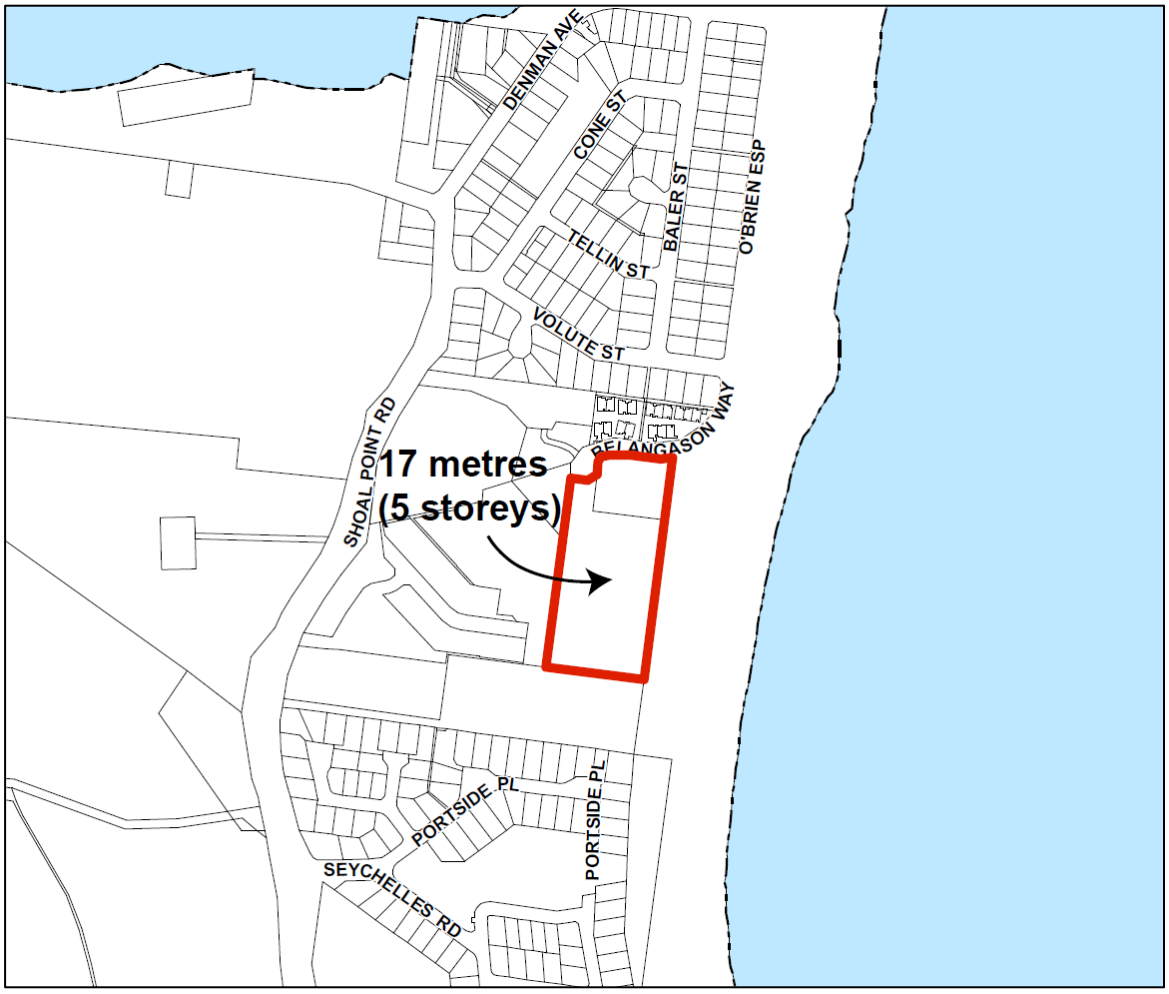


Figure 6.2.12.3.B – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – Mount Pleasant

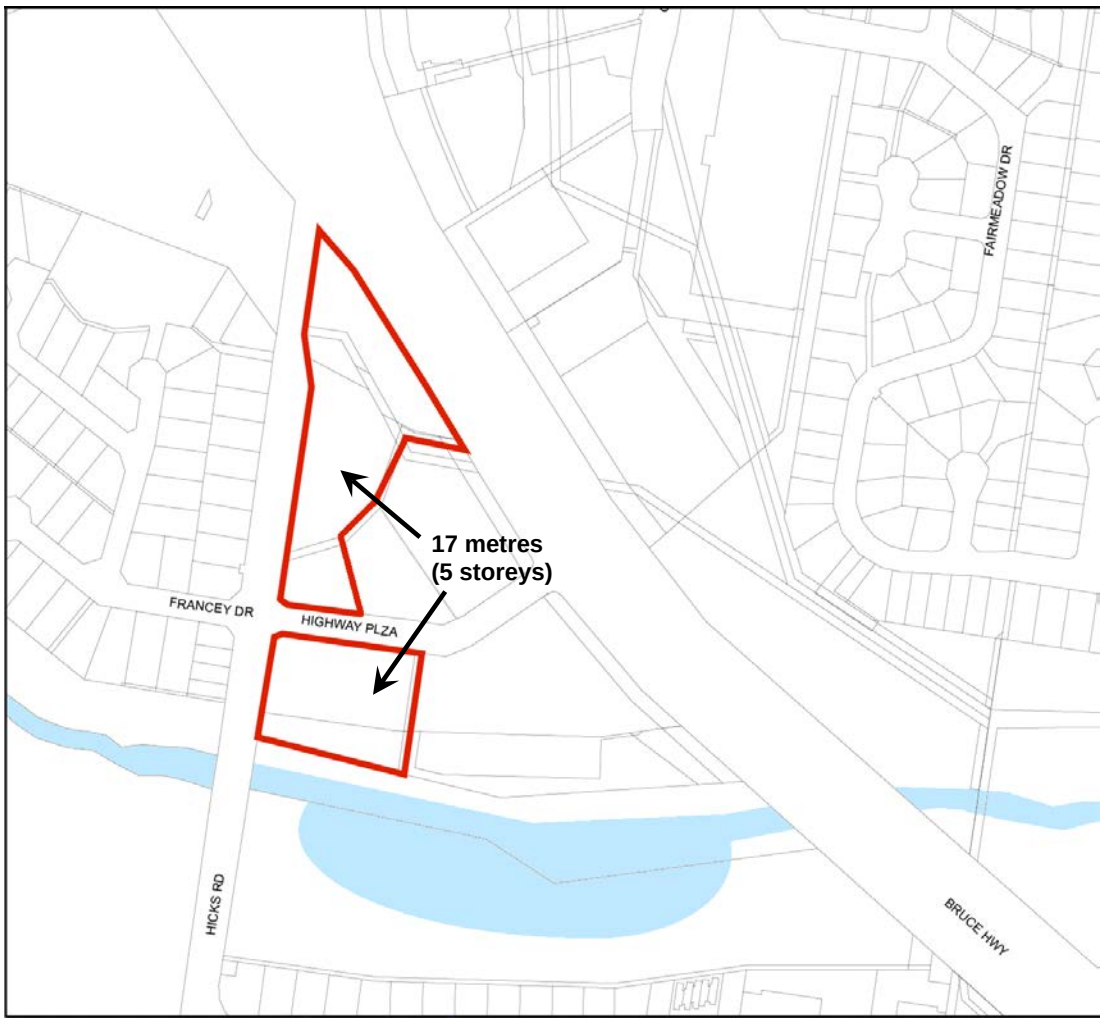


Figure 6.2.12.3.C – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Mackay city centre

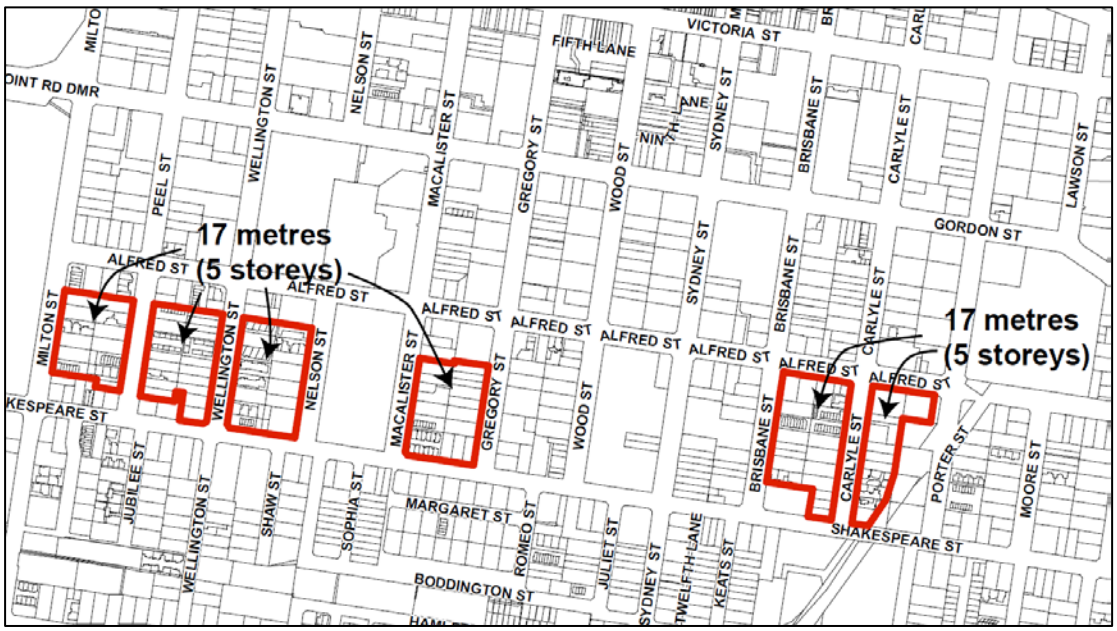


Figure 6.2.12.3.D – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – West Mackay

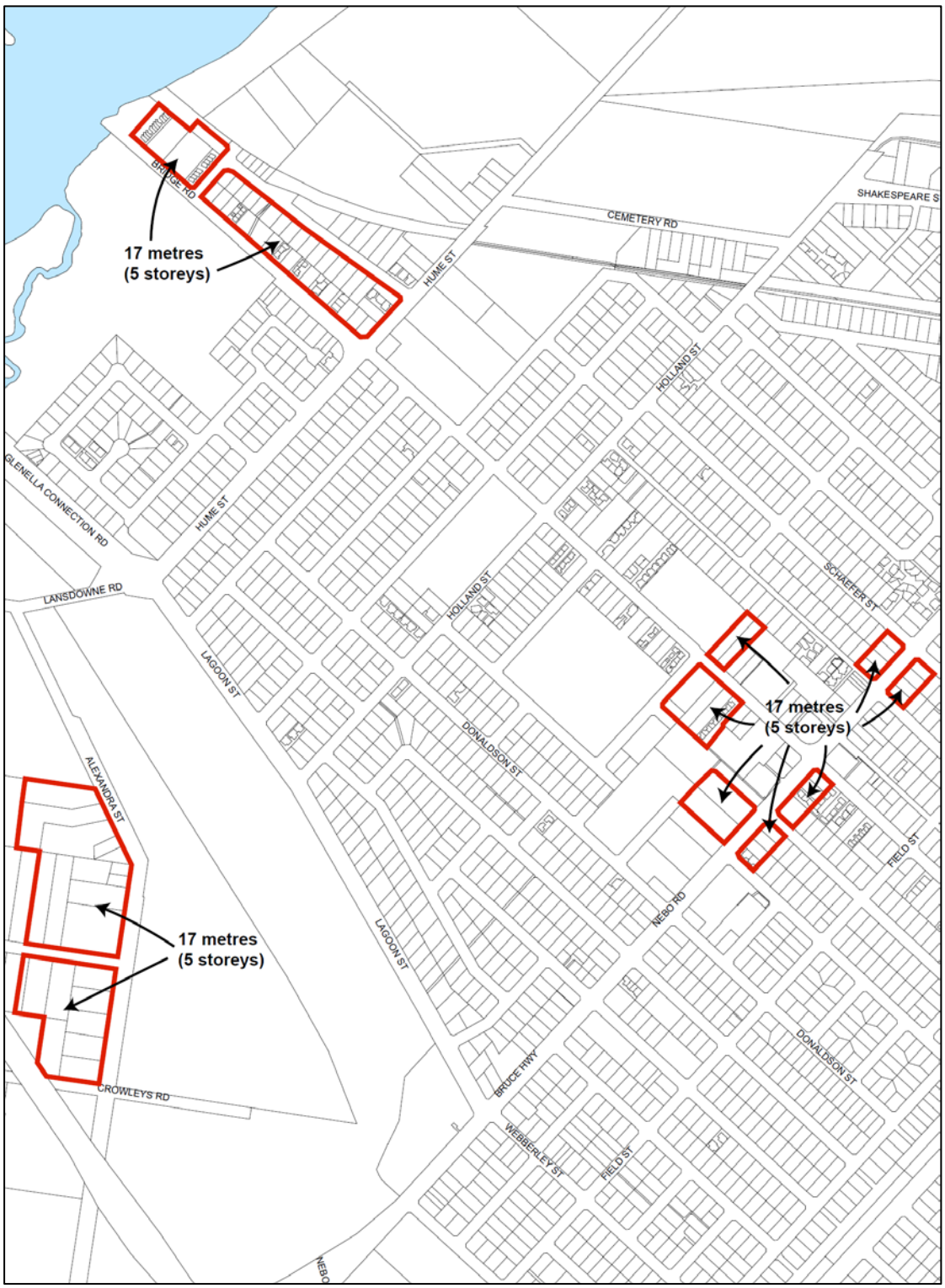


Figure 6.2.12.3.E – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – East Mackay

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.

6.2.13.2 Purpose

(1) The purpose of the Mixed use zone code is to provide for a mix of activities that may include business, retail, residential, tourist accommodation and associated services, service industry and low impact industrial uses.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.13.3.A – Mixed use zone – assessable development

Performance outcomes	Acceptable outcomes
For 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.
	AO8.34 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 child care centre and community activities (other than hospital)	No acceptable outcomes prescribed.

Performance outcomes	Acceptable outcomes
P10 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).
P11 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 child care centre and hospital).	No acceptable outcomes prescribed.
Infrastructure	
PO12 Development is serviced by all forms of urban infrastructure.	**AO12.1** 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.	**AO13.1** 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.

6.2.14.2 Purpose

(1) The purpose of the Neighbourhood centre zone code is to provide for a small mix of land uses to service residential neighbourhoods.

It includes small-scale convenience shopping, professional offices, community services and other uses that directly support the immediate community.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.14.3.A – Neighbourhood centre zone – assessable development

Performance outcomes	Acceptable outcomes
For 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) child care 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 services.
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.

6.2.15.2 Purpose

(1) The purpose of the Open space zone code is to provide for informal recreation where the built form is not essential to the enjoyment of the space.

It may provide for local, district and regional scale parks that serve the recreational needs of a wide range of residents and visitors and may include areas for conservation of natural values.

Where required to meet community needs, development may include shelters, amenity facilities, picnic tables, and playgrounds and infrastructure to support safe access and essential management.

(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[30].

(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

[30] Further detail on park types, and the hierarchy of open spaces (regional, district and local parks) is provided in SC6.16 Open space planning scheme policy.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.15.3.A – Open space zone – assessable development

Performance outcomes	Acceptable outcomes
For 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[31].	**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. **AO6.3** The total site cover of all buildings[32] must not exceed the lesser of: (a) 10% of the total site area; or (b) 200m^2.

[31] 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*.

[32] For the purposes of this provision, open structures providing shade / shelter are excluded.

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.	
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.

6.2.16.2 Purpose

(1) The purpose of the Principal centre zone code is to provide for the largest and most diverse mix of uses and activities that forms the core of an urban settlement.

It includes key concentrations of high-order retail, commercial, employment, residential, health services, administrative, community, cultural, recreational and entertainment activities and other uses, capable of servicing the planning scheme 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 criteria

Part A – Criteria for assessable development

Table 6.2.16.3.A – Principal centre zone – assessable development

Performance outcomes	Acceptable outcomes
For 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 child care 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[33] 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[33]. **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.

[33] "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 criteria 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.

6.2.17.2 Purpose

(1) The purpose of the Rural zone code is to:

- (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities; and
- (b) provide opportunities for non-rural uses that are compatible with agriculture, the environment features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes; and
- (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.17.3.A – Rural zone – assessable development

Performance outcomes	Acceptable outcomes
For 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[34]: (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.

[34] Such uses must also comply with the provisions of relevant Development codes (Part 9), the Strategic Framework (Part 3), other relevant sections of the planning scheme and relevant legislation.

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[35].	**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[36].

[35] 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*.

[36] 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.

6.2.18.2 Purpose

(1) The purpose of the Rural residential zone code is to provide for residential development on large lots where local government infrastructure and services may not be provided on the basis that the intensity of development is generally dispersed.

(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[37]: 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[37]: 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

[37] 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).

(iii) development is located to avoid safety and operational impacts on important transport corridors and other forms of major infrastructure; and

(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 criteria

Part A – Criteria for assessable development

Table 6.2.18.3.A – Rural residential zone – assessable development

Performance outcomes	Acceptable outcomes
For self-assessable 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[38].	**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.

[38] 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[39] 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

[39] 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[40].

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

6.2.19.2 Purpose

(1) The purpose of the Special purpose zone code is to provide for public uses that are owned or operated by government, statutory authority, government owned corporation, local government or private organisation in the course of a public utility undertaking, such as a defence establishments, airports, sea ports, rail lines, railway stations, or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.

Development is buffered from encroachment by incompatible uses.

The zone may also provide for special development areas.

(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

[40] Refer to Part 10 for more information on Other Plans over land not regulated by the planning scheme.

(ii) long distance passenger terminals is supported by local public transport facilities and services providing a high level of accessibility; and

(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 criteria

Part A – Criteria for assessable development

Table 6.2.19.3.A – Special purpose zone – assessable development

Performance outcomes	Acceptable outcomes
For 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[41].	**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[42]. **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.

41 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*.

42 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.

6.2.20.2 Purpose

(1) The purpose of the Specialised centre zone code provides for one (or more) specialised uses.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.20.3.A – Specialised centre zone – assessable development

Performance outcomes	Acceptable outcomes
For 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 child care 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 child care 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[43] 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.

[43] "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.

6.2.21.2 Purpose

(1) The purpose of the Sport and recreation zone code is to provide for a range of organised activities that includes sport, cultural and educational activities where the uses require a level of built infrastructure.

It includes structures, such as clubhouses, gymnasiums, public swimming pools, tennis courts, and other infrastructure to support recreational and sporting activities.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.21.3.A – Sport and recreation zone – assessable development

Performance outcomes	Acceptable outcomes
For 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[44].	**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.

[44] 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[45]; 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 adjoining 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.

[45] 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 area (major) zone code

6.2.22.1 Application

This code applies to assessing development in the Tourism area (major) zone.

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

6.2.22.2 Purpose

(1) The purpose of the Tourism area (major) zone code is to provide for large scale integrated tourist localities or facilities located within urban, rural, environmental or coastal areas.

Development provides for a mix of uses including tourist facilities, tourist attractions, short-term accommodation, retail, business, education, industrial, community purpose, recreation and open space that support the needs of tourists and visitors.

Permanent residential accommodation for management and employed personnel may be appropriate.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.22.3.A – Tourism area (major) zone – assessable development

Performance outcomes	Acceptable outcomes
For 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[46].	**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.

[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
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.

6.2.23.2 Purpose

(1) The purpose of the Township zone code is to provide for small to medium size urban settlements located in a rural or coastal area.

Development provides for a mix of uses including residential, retail, business, education, industrial, community purpose, recreation and open space that support the needs of the local community.

Facilities such as tourist attractions and short-term accommodation may be appropriate.

(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 criteria

Part A – Criteria for assessable development

Table 6.2.23.3.A – Township zone – assessable development

Performance outcomes	Acceptable outcomes
For 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[47].	**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.

[47] 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

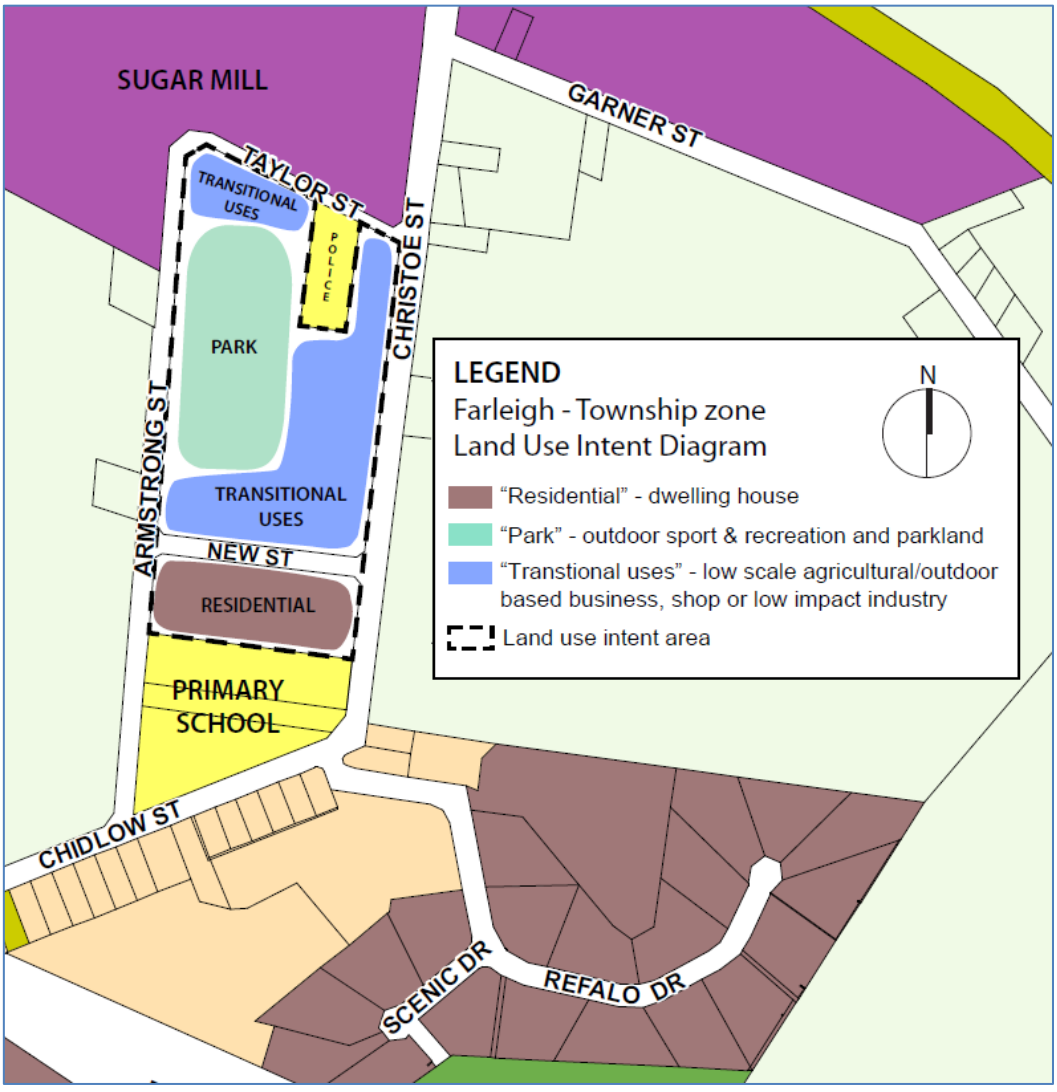
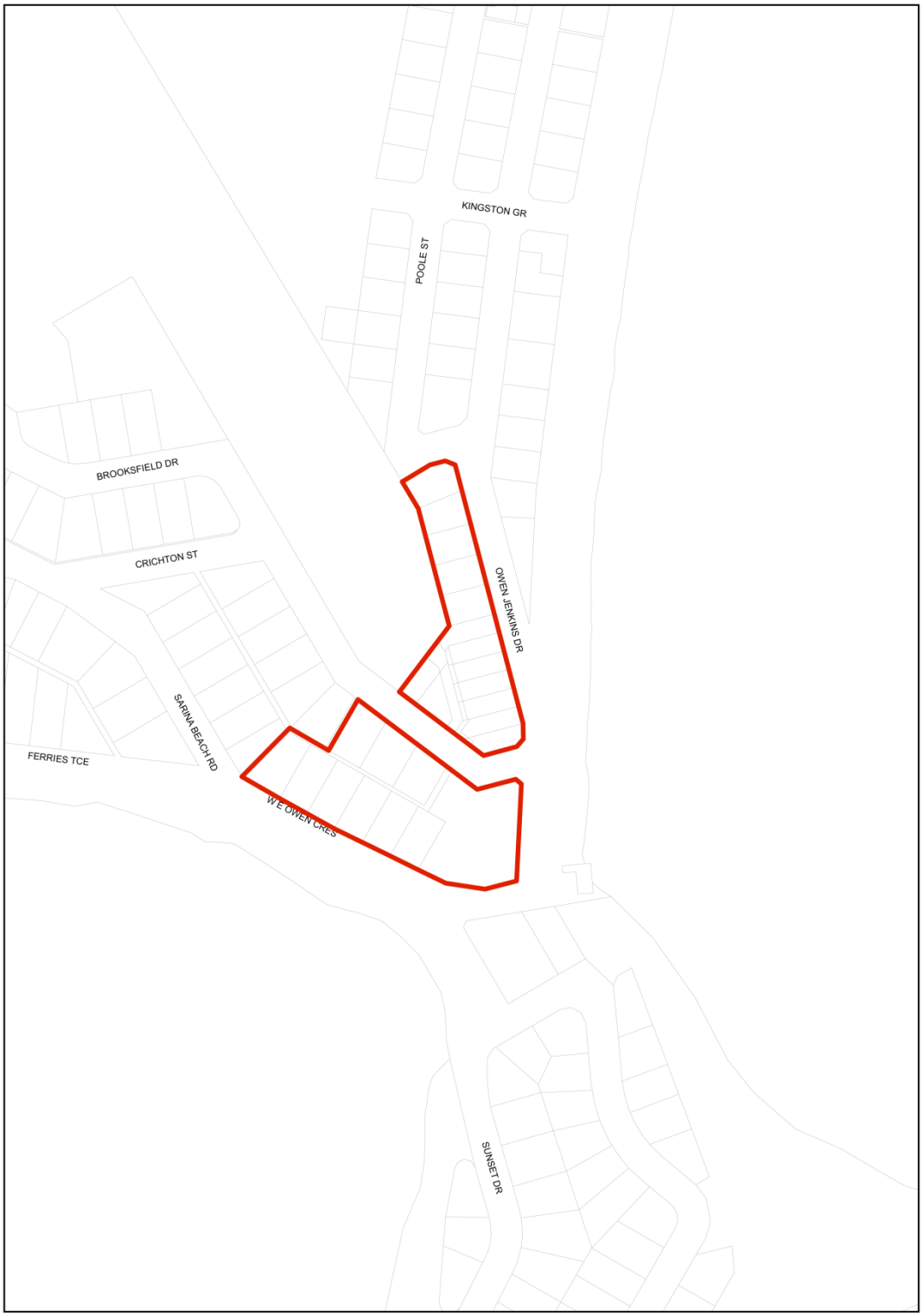


Figure 6.2.23.3.B – Township zone – 11 metre (3 storey) maximum building height areas – Sarina Beach



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