

# PART 5 MACKAY FRAME LOCALITY

## *Division 1 Preliminary*

### 5.1 Description

The extent of the Mackay Frame Locality Code, and each precinct is shown on Key Map 2 - Locality Key Map.

### 5.2 Mackay Frame Locality Code

- (1) The provisions of this part comprise the following:
  - (a) preliminary provisions for the locality (**Division 1**);
  - (b) general provisions for assessment tables (**Division 2**);
  - (c) assessment table for each zone in the Mackay Frame Locality – Making a Material Change of Use (**Division 3**);
  - (d) assessment table for the Mackay Frame Locality – Other Development (**Division 4**);
  - (e) general provisions for the Mackay Frame Locality Code (**Division 5**);
  - (f) overall outcomes for the Mackay Frame Locality (**Division 6**), including for each precinct in the locality as follows:
    - (i) Goosepond Creek Precinct;
    - (ii) Pioneer (Urban) Precinct; and
    - (iii) McCready's Creek Precinct;
  - (g) specific outcomes and acceptable /probable solutions for Mackay Frame Locality (**Division 7**);
  - (h) overall outcomes, specific outcomes and acceptable /probable solutions for each zone in Mackay Frame Locality, as follows:
    - (i) Commercial Zone (**Division 8**);
    - (ii) Higher Density Residential Zone (**Division 9**);
    - (iii) Urban Residential Zone (**Division 10**);
    - (iv) Village Zone (**Division 11**);
    - (v) Rural zone (**Division 12**);
    - (vi) Urban Expansion Zone (**Division 13**);
    - (vii) Rural Residential Zone (**Division 14**);

- (viii) Special Activities (Tourism) Zone (**Division 15**);
- (ix) Industry (High Impact) Zone (**Division 16**);
- (x) Industry (Low Impact) Zone (**Division 17**);
- (xi) Sport and Recreation Zone (**Division 18**);
- (xii) Public Purposes Zone (**Division 19**); and
- (xiii) Open Space Zone (**Division 20**).

## *Division 2 General Provisions for Assessment Tables*

### **5.3 Assessment Categories for zones**

- (1) The assessment categories<sup>1</sup> are identified for development in each zone in **Table 5-1** and **Table 5-2** as follows:
  - (a) **Table 5-1** making a material change of use listed in column 1; or
  - (b) **Table 5-2** other development including:
    - (i) carrying out building work not associated with a material change of use;
    - (ii) carrying out operational work for erection of an Advertising Device on premises not associated with a material change of use;
    - (iii) reconfiguring a lot;
    - (iv) carrying out operational work for reconfiguring a lot;
    - (v) carrying out operational work not associated with a material change of use or reconfiguring a lot and involving earthworks including filling or excavation of land; and
    - (vi) other.

### **5.4 Relevant assessment criteria for self-assessable development and assessable development in each zone**

- (1) The relevant assessment criteria in each zone are referred to in **Table 5-1** and **Table 5-2**.
- (2) For self-assessable development and development requiring Code Assessment, the relevant assessment criteria are the applicable codes.

### **5.5 Operational Works associated with a Material Change of Use**

- (1) If assessable development for a material change of use includes assessment of associated works, codes applicable to the assessment of such works identified in Column 3 of **Table 5-2** also apply to the assessment of the assessable development.

### **5.6 Consistent and inconsistent uses in each zone**

- (1) A defined use or use class that is an inconsistent use in the particular zone is noted under each relevant zone in **Table 5-1**.
- (2) If a defined use or use class is not noted as an inconsistent use in a particular zone, it is a consistent use in the particular zone.

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<sup>1</sup> Information about assessment categories is provided in the Mackay City Council Planning Scheme User's Guide.

## Division 3 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use – Mackay Frame Locality

- Assessment categories may also be affected by overlay assessment tables. See overlay maps to determine whether the land is affected. Also see Section 1.11(3) explaining how the higher assessment category prevails.
- Planning scheme policies [Part 13] indicate when the local government may undertake consultation or seek further information from the applicant about an application.

**Table 5-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use - Mackay Frame Locality**

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Accommodation Units	Code Assessable	Code Assessable	Impact Assessable (inconsistent use)	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Multiple Dwellings Accommodation units and Dual Occupancy Code Tourist Accommodation Resorts Code Environment and Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Agriculture	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Exempt	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Airport (inconsistent use)	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Animal Husbandry	Impact Assessable (inconsistent use)	Impact Assessable (inconsistent use)	Impact Assessable (inconsistent use)	Code Assessable	Impact Assessable	Self assessable except where the use: <ul style="list-style-type: none"> <li>Is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>self assessable</b> ; Animal Husbandry Code If <b>code or impact assessable</b> ; Mackay Frame Locality Code Animal Husbandry Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Aquaculture (Inconsistent use)	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Bed and Breakfast Accommodation	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Bed and Breakfast Accommodation Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Bulk Landscape Supplies	Impact Assessable except where the use: has a GFA of 250m <sup>2</sup> or less; which is Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> <li>does not abut land included in the Urban Residential Zone, Higher Density Residential Zone or the Urban Expansion Zone;</li> </ul> which is Code Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Bulk Store	Impact Assessable except where: has a GFA of 250m <sup>2</sup> or less; which is Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Car Park	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Car Repair Workshop	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> <li>has a GFA of 100 m<sup>2</sup> or less; and</li> <li>is within an existing building;</li> </ul> which is exempt	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Caravan Park	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Caravan Park Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Caretaker's Residence	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> <li>is within an existing dwelling house; which is exempt</li> </ul>	Code Assessable	Code Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> <li>is within an existing building; which is exempt</li> </ul>	Code Assessable	Code Assessable	Code Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> <li>is within an existing building; which is exempt</li> </ul>	Code Assessable	If code assessable: Mackay Frame Locality Code Environment & Infrastructure Code
Catering Shop	Code Assessable except where the use: <ul style="list-style-type: none"> <li>has a GFA of 100m<sup>2</sup> or less; and</li> <li>is within an existing building; which is exempt</li> </ul>	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> <li>is within an existing building; which is Code Assessable</li> </ul>	Code Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> <li>has a GFA of 100m<sup>2</sup> or less; and which is Code Assessable</li> </ul>	Impact Assessable except where the use: <ul style="list-style-type: none"> <li>has a GFA of 100m<sup>2</sup> or less; and which is Code Assessable</li> </ul>	Impact Assessable except where the use: <ul style="list-style-type: none"> <li>is within or adjacent to premises used for sport and recreation; and</li> <li>comprises a GFA of 150m<sup>2</sup> or less which is Code Assessable</li> </ul>	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Cemetery	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Exempt	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Child Care Centre	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Child Care Centre Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

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Commercial Premises	Code Assessable except where: <ul style="list-style-type: none"> <li>premises has a GFA of 100m<sup>2</sup> or less; and</li> <li>is within an existing building; which is Exempt</li> </ul>	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> <li>has a GFA of 100m<sup>2</sup> or less; and</li> <li>is within an existing building; which is Exempt</li> </ul>	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Concrete Batching Plant	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the development is an extension to an existing use; and is located on the same lot as the existing use; which is Code Assessable.	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Crematorium	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Dependent Persons' Accommodation	Impact Assessable	Code Assessable	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>self assessable</b> ; <b>Dependent Persons' Accommodation Code</b> If <b>code or impact assessable</b> ; Mackay Frame Locality Code Dependent Persons' Accommodation Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Dual Occupancy	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Multiple Dwellings Accommodation Units and Dual Occupancy Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

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Dwelling House	Impact Assessable	Code Assessable	Self assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable; or</li> <li>is situated on an allotment less than 450m<sup>2</sup> in area; which is Code Assessable</li> </ul>	Self assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable; or</li> <li>is situated on an allotment less than 450m<sup>2</sup> in area; which is Code Assessable</li> </ul>	Self assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable; or</li> <li>is situated on an allotment less than 450m<sup>2</sup> in area; which is Code Assessable</li> </ul>	Self assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable; or</li> <li>is situated on an allotment less than 450m<sup>2</sup> in area; which is Code Assessable</li> </ul>	Self assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable; or</li> <li>is situated on an allotment less than 450m<sup>2</sup> in area; which is Code Assessable</li> </ul>	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>self assessable</b> ; Dwelling House Code If <b>code or impact assessable</b> ; Mackay Frame Locality Code Dwelling House Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Educational Establishment	Code Assessable except where the use: <ul style="list-style-type: none"> <li>is within an existing building; which is exempt</li> </ul>	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> <li>has a GFA of 100 m<sup>2</sup> or less; and</li> <li>is within an existing building; which is exempt</li> </ul>	Impact Assessable	Impact Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> <li>is within an existing building; which is Code Assessable</li> </ul>	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Extractive Industry	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Family Day Care	Impact Assessable	Code Assessable	Exempt	Exempt	Exempt	Exempt	Exempt	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Forestry	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Exempt	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA



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General Industry	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Hardware Store	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> <li>is within an existing building; which is Code Assessable</li> </ul>	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Health Care Centre	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> <li>is within an existing building; which is Code Assessable</li> </ul>	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Heavy Vehicle Parking	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Heavy Vehicle Parking Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Home Occupation	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Self Assessable except where the use: <ul style="list-style-type: none"> <li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li> </ul>	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>self assessable</b> ; Home-Based Business and Home Occupation Code  If <b>code or impact assessable</b> ; Mackay Frame Locality Code Home-Based Business and Home Occupation Code Environment & Infrastructure Code  For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Home-based business	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Home-Based Business and Home Occupation Code Environment & Infrastructure Code  For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Hospital	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Environment & Infrastructure Code  For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Hotel	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code  For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Indoor Entertainment	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: has a GFA of 100m <sup>2</sup> or less; which is Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Recreational Facilities Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Institution	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Environment and Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Intensive Animal Husbandry (Inconsistent use)	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Animal Husbandry Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Junk Yard	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Kennels	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Animal Husbandry Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Local Community Facility	Code Assessable except where the use: has a GFA of 100m <sup>2</sup> or less; and is within an existing building; which is Exempt	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable except where the use: has a GFA less than 100 m <sup>2</sup> ; and is within an existing building; which is Exempt	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable except where the use: ▪ is within an existing building; which is Exempt	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Local Community Facilities Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Machinery and Vehicle Sales Showroom	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: ▪ is within an existing building; which is Code Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Marina	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Maritime Services	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Motel	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Motel Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Multiple Dwelling Units	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Multiple Dwellings Accommodation Units and Dual Occupancy Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Noxious, Offensive or Hazardous Industry (Inconsistent use)	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Outdoor Entertainment	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable except where: No building work; and No operational work is required which is Code Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Recreational Facilities Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Outdoor Sales Premises	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Park	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	Exempt	
Place of Worship	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Place of Worship Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Plant Nursery	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: does not include retail sales; which is Code Assessable	Impact Assessable except where the use: is within an existing building; which is Code Assessable	Impact Assessable except where the use: does not include retail sales; which is Code Assessable	Impact Assessable except where the use: does not include retail sales; which is Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Public Utility	Code Assessable except where the use: has a GFA of 100 m <sup>2</sup> or less; and is within an existing building; which is Exempt	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	If <b>code assessable</b> ; Mackay Frame Locality Code Environment & Infrastructure Code
Rail Transport Terminal	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Residential Storage Shed	Impact Assessable	Self Assessable except where the use: Is greater than 10% of the area of the lot or over 85m <sup>2</sup> , whichever is the lesser, which is Impact Assessable	Self Assessable except where the use: Is greater than 10% of the area of the lot or over 85m <sup>2</sup> , whichever is the lesser, which is Impact Assessable	Self Assessable except where the use is not complying with the acceptable solutions of the applicable code, which is Code Assessable.	Self Assessable except where the use: Is greater than 10% of the area of the lot or over 85m <sup>2</sup> , whichever is the lesser, which is Impact Assessable	Self Assessable except where the use is not complying with the acceptable solutions of the applicable code, which is Code Assessable.	Self Assessable except where the use: Is greater than 10% of the area of the lot or over 85m <sup>2</sup> , whichever is the lesser, which is Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	If <b>self or code assessable</b> ; Residential Storage Sheds Code Environment & Infrastructure Code. For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Retail Showroom	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Roadside Stall	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Rural Industry	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Rural Industry Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Service Industry	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Service Station	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Service Station Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Shop	Code Assessable except where the use: has a GFA of 100m <sup>2</sup> or less and is within an existing building; which is Exempt; or has a GFA of greater than 2500m <sup>2</sup> which is Impact Assessable.	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Shopping Centre	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Special Purpose	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Sport and Recreation	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	Impact Assessable except where: no building work or operational work is required; which is Exempt	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Recreation Facilities Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Stable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Self Assessable except where the use: <ul style="list-style-type: none"><li>is not complying with the acceptable solutions of the applicable code, which is Code assessable</li></ul>	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>self assessable</b> ; Animal Husbandry Code If <b>code or impact assessable</b> ; Mackay Frame Locality Code Animal Husbandry Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Stockyard (Inconsistent use)	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	For <b>impact assessable</b> development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Telecommunications Facilities	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Telecommunications Facilities Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA



Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Tourist Facility	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: has a GFA of 100m <sup>2</sup> or less; which is Code Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Tourist Accommodation Resorts Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Transport Depot	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Transport Terminal	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Vehicle Hire Premises	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Veterinary Hospital	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Retail and Commercial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires coder assessment
	Commercial Zone	Higher Density Residential Zone	Urban Residential Zone	Rural Residential Zone	Urban Expansion Zone	Rural Zone	Village Zone	Special Activities (Tourism) Zone	Industry (High Impact) Zone	Industry (Low Impact) Zone	Sport & Recreation Zone	Public Purposes Zone	Open Space Zone	
Warehouse	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If <b>code or impact assessable</b> ; Mackay Frame Locality Code Industrial Code Environment & Infrastructure Code For <b>impact assessable</b> development, 'relevant assessment criteria' are provided to assist the preparation of an application and in no way affect the regard given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Other uses not defined by the Planning Scheme	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	

## *Division 4 Assessment Categories and Relevant Assessment Criteria for Other Development – Mackay Frame Locality*

**Table 5-2 Other Development**

Notes –

(1) Assessment categories may also be affected by overlays. See overlay maps to determine whether the land is affected. Also see section 1.11 (3) explaining how the higher assessment category prevails.

(2) Planning scheme policies Part 13 indicate when the local government may undertake consultation or seek further information from the applicant about an application.

Column 1	Column 2	Column 3
Type of Development	Assessment Category (All Zones)	Relevant Assessment Criteria
<b>RECONFIGURING A LOT</b>		
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code Environment and Infrastructure Code Locality Code Zone Code
<b>OPERATIONAL WORK</b>		
Placing an advertising device on premises	Exempt <sup>1</sup>	
Minor Works	Exempt <sup>2</sup>	
Carrying out operational work where associated with Reconfiguring a Lot.	Code Assessable	Operational Works (Earthworks) Code Environment and Infrastructure Code Reconfiguration of a Lot
Carrying out operational work where associated with a Material Change of Use	Code Assessable	Operational Works (Earthworks) Code Environment and Infrastructure Code
Carrying out operational work not associated with a Material Change of Use or Reconfiguring a Lot or Building Work.	<p>Exempt where:</p> <ul style="list-style-type: none"> <li>▪ The excavation or filling of land is: <ul style="list-style-type: none"> <li>- to a depth of less than 200mm and less than 20m<sup>3</sup> within 2km of an urban area; or</li> <li>- less than 500m<sup>3</sup> on land more than 2km outside of an urban area; or</li> </ul> </li> <li>▪ The operational works is not to facilitate a future Material Change of Use or Reconfiguration of a Lot;</li> </ul> <p>Code Assessable where the criteria for being Exempt does not apply.</p>	Operational Works (Earthworks) Code Environment and Infrastructure Code

Column 1	Column 2	Column 3
Type of Development	Assessment Category (All Zones)	Relevant Assessment Criteria

Note 1: Placing an advertising device on premises is controlled by the Control of Advertisements Local and Subordinate Law (Local Law Policy No. 78).

Note 2: Minor works associated with an invert crossing, concrete driveway and stormwater connections are controlled by Council's Road Local Law (Local Law No. 74).

Note 3: Development which is exempt from assessment under the Planning Scheme may be subject to assessment under other legislation or regulations (e.g. Building Code of Australia, Vegetation Management Act or Water Act). Under IPA, exempt development is identified in Schedule 9 and includes Operational Works associated with management practices for the conduct of an agricultural use.

## *Division 5 General Provisions for the Mackay Frame Locality*

### **5.7 Mackay Frame Locality Code**

- (1) The following provisions comprise the Mackay Frame Locality Code:
  - (a) compliance with the Mackay Frame Locality Code (**Section 5.7**);
  - (b) overall outcomes for the Mackay Frame Locality (**Division 6**);
  - (c) specific outcomes and acceptable /probable solutions for the Mackay Frame Locality (**Division 7**); and
  - (d) specific outcomes and acceptable /probable solutions for each zone in the Mackay Frame Locality (**Division 8 to Division 20**).

### **5.8 Compliance with the Mackay Frame Locality Code**

- (1) Development that is consistent with the following complies with the Mackay Frame Locality Code:
  - (a) the specific outcomes for the locality **Division 7**; and
  - (b) the specific outcomes for the relevant zone (**Division 8 to Division 20**).

## *Division 6 Overall Outcomes for the Mackay Frame Locality*

- (1) The overall outcomes for the Mackay Frame Locality Code are the purpose of the code.
- (2) The overall outcomes for the Mackay Frame Locality are the following:
  - (a) urban development occurs on land included in an urban zone (e.g. Urban Residential, Urban Expansion, Commercial, Industry (Low Impact) and possibly Public Purposes if in an urban setting) in preference to land included in non-urban zones, and is serviced with the full range of development infrastructure in accordance with a priority infrastructure plan<sup>2</sup>. The preferred sequence for urban residential development consists of:
    - (i) in sequence areas<sup>3</sup>, land included in the Urban Residential zone, Urban Expansion zone or Higher Density Residential zone; and
    - (ii) out of sequence areas<sup>4</sup>, land included in a non-urban zone.
  - (b) out of sequence urban residential growth occurs only when:
    - (i) there is insufficient comparable land within the City to meet the needs of the City's population growth, based on historical growth rates over the preceding five (5) years and on forecast growth rates over the next five (5) years;
    - (ii) the land is physically suited for urban residential purposes and can be serviced with development infrastructure economically and efficiently;
    - (iii) development of out of sequence land will not result in an unsustainable demand for development infrastructure, community facilities and services; and
    - (iv) development of the land will not diminish the amenity, biodiversity, habitat, landscape or heritage character values of the City.
  - (c) unserviced residential land (Urban Residential zone, Urban Expansion zone or Higher Density Residential zone) is developed following the take up of serviced land in the locality unless provided with suitable infrastructure at the cost of the developer and without adversely affecting the future coordinated development of serviced land.
  - (d) urban development, particularly for residential purposes, is limited to land unconstrained by excessive slope, inundation by flooding, high risk of land slip or bushfire hazard, proximity to major infrastructure and high impact activity areas including major transport routes and infrastructure.
  - (e) urban development, other than for open space and some water-based recreation purposes, does not increase the risk of loss of life or property damage due to flooding or tidal inundation in major climatic events.

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<sup>2</sup> A Priority Infrastructure Plan identifies where growth is expected to occur, the nature and scale of that growth, and the plans and service standards for the trunk infrastructure necessary to service the growth.

<sup>3</sup> The 'in sequence' areas represent the forecast urban residential land requirements for the City for the eight (8) year period from 2005 to 2013, being the expected operational life of this Planning Scheme

<sup>4</sup> The 'out of sequence' areas are possibly required to respond to growth demands beyond the operational life of the Planning Scheme.

- (f) residential uses are provided with buffers to industrial areas to protect residential amenity and avoid constraining industrial activity.
- (g) the density of residential development reflects and complements the existing scale and intensity of the Locality and maintains residential amenity by:
  - (i) retaining a predominantly single detached dwelling character in the Urban Residential Zone; and
  - (ii) limiting higher density residential development to the Higher Density Residential Zone.
- (h) new commercial uses are located in the Commercial zone or the Village zone in accordance with the overall outcomes of those zones and the network of centres referred to in the Desired Environmental Outcomes and illustrated, for information, on the Information Map – Network of Centres.
- (i) industrial land is:
  - (i) preserved for industrial uses, in preference to non industrial uses such as retailing particularly large scale retailing, residential and community uses;
  - (ii) buffered with landscaped areas of a suitable width, from incompatible activities, such as residential, commercial and community facilities; and
  - (iii) industrial uses which are relatively small scale and have low impact are located within the Industry (Low Impact) zone whilst those industrial uses which are larger in terms of site requirements, infrastructure requirements or impact, are situated in the Industry (High Impact) zone.
- (j) rural residential development only occurs on land located within the Rural Residential zone which includes areas at Farleigh, Habana and limited areas at Nindaroo and Walkerston; and
- (k) land in the rural area is protected from the constraining effects of encroaching urban and rural residential development;
- (l) the use and development of rural land comprises sustainable management practices;
- (m) non-rural activities in rural localities do not adversely affect the operation of rural uses;
- (n) existing infrastructure supporting agricultural activities, such as cane tramways and sugar mills is protected from the constraining effects of encroaching incompatible development;
- (o) economically sustainable rural activities are located to access, in the most cost efficient manner, the necessary infrastructure to meet existing and likely future needs and are located to be accessible to the urban area of Mackay and the Port of Mackay;
- (p) village areas are developed:
  - (i) as a consolidation of the existing village areas to make more efficient use of the infrastructure and to achieve a more cohesive village identity; and
  - (ii) to be sympathetic and complementary to the distinctive character and amenity of the village derived from its location, setting in a rural landscape, the scale and intensity of the settlement pattern, and the range and nature of facilities and services provided.

- (q) the use and development of Strategic Sea Port land<sup>5</sup> and Strategic Airport land<sup>6</sup> is not adversely affected by land uses in the Mackay Frame Locality;
- (r) development of land adjacent to and within the possible future multi-modal freight corridor does not close off options for the establishment of a Port Access corridor linking the industrial areas of the City with the Mackay seaport;
- (s) development of land fronting a State-controlled road or rail corridor, or land adjacent to or in the vicinity of the Mackay Airport, includes design and siting measures which effectively mitigate the operational impacts of such infrastructure, including noise, diminished air quality and possibly vibration;
- (t) the operational needs of rail infrastructure in the City are protected and the potential impacts respected;
- (u) development for non-aviation related activities within the airport is sustainable, generally consistent with the provisions of this Planning Scheme and sympathetic to activities on land surrounding the airport;
- (v) accessibility to major community facilities in the City is maintained and enhanced to optimise their value to the community;
- (w) new development in the Locality is:
  - (i) in keeping with the role and function of the road network in terms of its scale and intensity;
  - (ii) in step generally with the planned development of major road transport infrastructure;
  - (iii) for intense forms of activity such as centres or major industries, situated at key locations within the road transport network;
  - (iv) accessible to public transport or accessible to convenient and effective linkages with public transport; and
  - (v) generally in keeping with the planning principles of the *Mackay Area Integrated Transport Plan* and *Shaping Up - A Guide to the Better Practice and Integration of Transport, Land Use and Urban Design Techniques*;
- (x) tourist developments are encouraged in the Mackay Frame Locality, generally on land included in the Special Activities (Tourism) Zone, Commercial Zone, or High Density Residential Zone and where the form, scale and intensity of tourism development accords with the setting of the site and surrounding area;
- (y) the sites of hospitals and the university are protected from the effects of encroaching incompatible activities such as high impact industries and agriculture;
- (z) open space and recreation areas are preserved for the continued use of residents and visitors as well as a landscape contrast with the surrounding urban areas;

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<sup>5</sup> The development of the Port of Mackay is governed by the Seaport Land Use Plan which was prepared under the Transport Infrastructure Act and overrides the Planning Scheme for the City of Mackay.

<sup>6</sup> The development of the Mackay Airport is governed by the Mackay Airport Land Use Plan which was prepared under the Transport Infrastructure Act and overrides the Planning Scheme for the City of Mackay.



- (aa) open space areas are protected from the adverse effects of development;
  - (bb) riparian vegetation and other areas of remnant vegetation are protected from encroaching urban development, or is developed in a manner consistent with the relevant overlay code;
  - (cc) extractive resources, particularly those classified as Key Resource Areas and associated haul routes are protected from encroachment by incompatible development;
- (3) in addition, overall outcomes for the **Pioneer River (Urban) precinct** are the following:
- (a) the Pioneer River (Urban) precinct accommodates:
    - (i) a range of discrete visually cohesive urban residential areas and highly accessible, well serviced, higher density residential areas;
    - (ii) high quality long-stay and highway orientated short-stay tourist accommodation in appropriate locations designed and sited to be compatible with adjoining residences and to retain the operational capacity of the adjacent major road;
    - (iii) associated local convenience services and community facilities;
    - (iv) open space and recreation areas, such as the racecourse, sporting fields, botanical gardens to service both local residents, visitors and the wider residential community of the City and the region;
    - (v) the dominant industrial service functions for the City and the region located in the Paget and South Mackay industrial areas;
 

**(Note:** Development of greenfield industrial areas of more than 2ha is undertaken in accordance with a Master Plan prepared in accordance with the requirements of the Master Plan Planning Scheme Policy);
    - (vi) major infrastructure of the Mackay Airport, Bruce Highway, Peak Downs Highway and the North Coast Railway which is protected from inappropriate development that may impede the operation or reduce the capacity of such infrastructure; and
    - (vii) remnant rural areas retained for continued rural use.
  - (b) residential activities are:
    - (i) not located in noise affected corridors of the North coast railway, Paradise Street, and Nebo Road, unless effective design and siting measures to mitigate transport noise are incorporated; and
    - (ii) located away from major infrastructure, such as the Mackay Airport, unless effective design and siting measures are provided to mitigate any adverse effects of that major infrastructure.
  - (c) commercial activity occurs within the boundaries of the commercial zone and accords with the network of centres described in the Desired Environmental Outcomes and as shown on the Information Map – Network of Centres, and includes
    - (i) convenience services which meet the needs of existing nearby residential and visitor accommodation areas; and

- (ii) specialised activities servicing the needs of highway traffic and short-stay visitor accommodation only where the traffic capacity and amenity of adjoining properties is maintained.
  - (d) tourist accommodation and associated facilities are provided in selected locations in existing tourist areas zoned Special Activities (Tourism) zone, the Commercial Zone and Higher Density Residential Zone; and:
    - (i) include a range of high quality accommodation choices;
    - (ii) are highly accessible to major transport and tourist attractions; and
    - (iii) are designed and sited to be compatible with the amenity of adjacent residential areas and to be in keeping with the landscape character of the precinct and locality.
  - (e) development protects and maintains values of the residential character precincts of the Railway Station, Queens Park and West Mackay precincts.
  - (f) residential areas more generally are retained as discrete areas exhibiting a consistent density, a range of complementary architectural styles, generous separations between dwellings, high levels of privacy and access to breezes, and extensive plantings of street trees and garden trees.
  - (g) riparian vegetation in the Bakers Creek corridor and at the mouth of the Pioneer River, and other areas of remnant vegetation, are protected from encroaching urban development.
- (4) in addition overall outcomes for the **McCready's Creek precinct** are the following:
- (a) commercial activity including shopping in the precinct is limited to the Commercial zone and accords with the network of centres described in the Desired Environmental Outcomes and as shown on the Information Map – Network of Centres and includes:
    - (i) a major neighbourhood centre at Rural View to meet the needs of the community residing within the McCready's Creek precinct;
    - (ii) a neighbourhood centre at Andergrove, to meet the needs of the community residing in Andergrove, Beaconsfield, Slade Point and part of North Mackay; and
    - (iii) local centres at Black's Beach and Bucasia to meet the needs of residents of Black's Beach and Dolphin Heads, and Bucasia and Shoal Point respectively, which may grow to achieve the role and function of neighbourhood centres at some future time, in response to population growth in the trade areas of each local centre.
  - (b) tourism development is provided on land included in the Special Activities (Tourism) Zone at Shoal Point, Bucasia, Eimeo, Dolphin Heads, Blacks Beach, and East Point.
  - (c) development of land adjoining a State-controlled road (in particular, the Mackay – Bucasia Road, Harbour Road), rail corridor or Mackay Seaport includes design and siting measures which effectively mitigate the operational impacts of such infrastructure, including noise, diminished air quality and vibration.
  - (d) development adjoining the "The Cedars-KRA23" Quarry at Nindaroo and the landfill site off Harbour Road and associated haul routes incorporates suitable buffers, design and siting measures which effectively mitigate the operational impacts. Development outside strategic Port land in the area adjoining or surrounding the Mackay Port Authority Quarry should

incorporate suitable buffers, design and siting measures which effectively mitigate the operational impacts of such infrastructure, including noise, diminished air quality and vibration.

- (e) existing vegetation at Shoal Point, Bucasia, Eimeo, Dolphin Heads, Black's Beach, Slade Point and East Point is retained and protected from encroaching urban development.
- (5) in addition overall outcomes for the **Goosepond Creek precinct** are:
- (a) commercial activity occurs within the boundaries of the commercial zone and accords with the network of centres described in the Desired Environmental Outcomes and as shown on the Information Map – Network of Centres.
  - (b) development in the Mt. Pleasant sub-regional centre supports and complements the role of the City Centre by servicing:
    - (i) primarily the needs of residents in the northern parts of the City; and
    - (ii) some needs of those residing in other parts of the City as well as in adjoining local government areas to the north of the City.
  - (c) as the second major focus for shopping and entertainment in the City, new development in the Mt Pleasant sub-regional centre is in line with changing commercial trends and practices and:
    - (i) incorporates a range of uses which recognise the role of a sub-regional centre;
    - (ii) maintains the amenity of adjoining land uses;
    - (iii) is contained within its current zoned areas;
    - (iv) provide access to a range of transport infrastructure (public bus services, taxi services, private passenger vehicles, pedestrian movements and bicycles) in convenient and safe accessible locations; and
    - (v) maintains the efficiency of the Bruce Highway corridor.
  - (d) the Mt Pleasant local centre, located at the corner of Phillip Street and the Mackay-Bucasia Road, provides local convenience services to a small trade area and is contained within its current zone area.
  - (e) the North Mackay mixed use centre provides both local convenience services and other small scale services of a maritime nature and does not extend beyond the current zone boundary.
  - (f) the North Mackay local centre provides convenience shopping and extends beyond the physical boundaries only where the amenity of adjoining land use will be maintained.
  - (g) industrial and employment-based activities, other than centres activities, are:
    - (i) situated on land included in the Industry (Low Impact) Zone or Industry (High Impact) Zone and located at Glenella and North Mackay beside Vines Creek; and
    - (ii) small-scale and low impact in nature.
  - (h) new land uses and development fronting the Bruce Highway does not detract from the effective and safe operation of the highway.

- (i) industrial and employment-based activities, other than centres activities, are small-scale and low impact in nature, situated on land included in the Industry (Low Impact) Zone or Industry (High Impact) Zone and located at Glenella and North Mackay beside Vines Creek.

## *Division 7 Specific Outcomes and Probable and Acceptable Solutions for the Mackay Frame Locality*

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Commercial development is located in the commercial zone and does not detract from the network of centres referred to in the Desired Environmental Outcomes.	S1	No solution specified.
P2	Residential development where residential use is the predominant activities (as distinct from farming for example) occurs on land located within the Village zone, Urban Residential zone and the Rural Residential zone.	S2	No solution specified.
P3	<p>Tourist development sites generally exhibit a number of the following characteristics:</p> <ul style="list-style-type: none"> <li>(i) proximity to infrastructure and services adequate to meet the day-to-day needs of the tourist population likely to be generated by development on the site; and</li> <li>(ii) proximity to a natural attraction without the potential for adverse effects upon the attributes or values which give rise to the attractiveness of the site; or</li> <li>(iii) an area of land sufficient to contain fully the extent of the proposed development and the potential impacts likely to flow from it;</li> <li>(iv) land suitable in its physical characteristics to accommodate the form, scale and intensity of development proposed without imposing unnecessary or unacceptable impacts upon the surrounding area; or</li> <li>(v) are not located within established residential areas or accessed only via residential street.</li> </ul>	S3	No solution specified.
P4	Land uses adjacent to industrial areas and key extractive resources areas which are incompatible with those areas include a buffer which mitigates any adverse impacts from the industrial use on the new use.	S4	No solution specified.
P5	<p>Residential development on land zoned for residential uses, adopts or creates new traffic and transport systems which:</p> <ul style="list-style-type: none"> <li>(i) are based on the hierarchy of roads;</li> <li>(ii) are appropriate to the transport and traffic tasks required by the proposed development, having regard to its scale, intensity and character;</li> <li>(iii) are linked efficiently and safely with the existing road network;</li> <li>(iv) promote the safe movement of traffic,</li> </ul>	S5	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
	cyclists and pedestrians throughout the development area; and  (v) minimises the potential for through traffic and local traffic conflicts and for industrial and non-industrial traffic conflicts.		
P6	Rail infrastructure corridors in the City are protected from the constraining effects of proximate, sensitive land uses by seeking buffers, acoustic screens or other forms of physical separation. Where development occurs in close proximity to a rail corridor, appropriate mitigation measures in the design and siting of buildings and recreation space are provided.	S6	No solution specified.
P7	New uses and development within the rail corridor, including rail freight yards, stations and shunting yards, has regard for the environmental impacts upon adjacent and adjoining properties.	S7	No solution specified.
P8	The network of cane tramways throughout the City is protected from the effects of incompatible development. New estate development for urban residential, rural residential or village purposes is planned to minimise the potential for tramway traffic to conflict with vehicular, bicycle or pedestrian traffic through a combination of careful design and maintaining adequate buffers or separations.	S8	No solution specified.
P9	New development is serviced by the full range of urban infrastructure in an orderly, efficient and equitable manner as established in the priority infrastructure plan. <sup>7</sup>	S9	No solution specified.
P10	Land fronting the Bruce Highway has limited direct access, if any, to the highway in accordance with the requirements and specifications of the Department of Main Roads.	S10	No solution specified.
P11	The route of the possible future Port Access corridor linking the industrial areas of the City with the Mackay seaport is preserved.	S11	No solution specified.
P12	The use and development of port land subject to freehold lease or similar title, or land adjacent to the airport, includes mechanisms to minimise, mitigate and manage any environmental impacts on the freehold land which may arise from the port operations.	S12	No solution specified.
P13	The operational efficiency of the major road transport routes serving the Mackay seaport, the airport, the railway and the Paget industrial area is maintained by:  (i) ensuring adequate buffers or separations between noise and traffic sensitive activities and these major routes; and  (ii) planning development according to the	S13	No solution specified.

<sup>7</sup> A Priority Infrastructure Plan identifies where growth is expected to occur, the nature and scale of that growth, and the plans and service standards for the trunk infrastructure necessary to service the growth.

Specific Outcomes	Acceptable / Probable Solutions
road hierarchy illustrated on the Information Map – Key Infrastructure.	
<p>P14 Open space areas are protected from the adverse affects of development through:</p> <ul style="list-style-type: none"> <li>(i) limiting development within open space areas to low impact activities, facilities and works that maintain the value of the area;</li> <li>(ii) locating development on adjoining land in parts of the site less likely to have adverse effects;</li> <li>(iii) providing buffers to open space areas of sufficient width to mitigate any adverse effects; and</li> <li>(iv) adopting impact mitigation and management measures for development likely to cause adverse effects.</li> </ul>	S14 No solution specified.
<p>P15 Open space and recreation areas are preserved by providing that development of land in proximity to high use areas (e.g. the racecourse at Ooralea) is designed and sited to take into account:</p> <ul style="list-style-type: none"> <li>(i) noise;</li> <li>(ii) lighting; and</li> <li>(iii) traffic impacts of activities and major events.</li> </ul>	S15 No solution specified.

## *Division 8 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Commercial Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Commercial zone** within the **Pioneer River (Urban)** precinct are the following.
  - (a) commercial facilities and services are small-scale and located in an existing centre which:
    - (i) has a floor area significantly less than 2,500m<sup>2</sup> GFA;
    - (ii) does not provide the complete range of functions anticipated for a local centre as established in the network of centres referred to in the Desired Environmental Outcomes; and
    - (iii) consists of a re-development of or addition to an existing premises but does not change the role and function of the existing centre.
  - (b) specialised commercial activities servicing the needs of highway traffic and short-stay visitor accommodation are established in the Commercial zone along Nebo Road and in the Illawong Beach area and include family restaurants, fast food stores and service stations.
- (3) The overall outcomes for the **Commercial zone** within the **McCready's Creek** precinct are:
  - (a) all centres within the precinct provide a local and neighbourhood service function consistent with the network of centres referred to on the Information Map – Network of Centres and the overall outcomes for the code, specifically:
    - (i) a Neighbourhood Centre is established at Andergrove and a Major Neighbourhood Centre is established at Rural View; and
    - (ii) local centres are established at Black's Beach and Bucasia.
  - (b) development of the existing Local Centre at Black's Beach is limited such that:
    - (i) the local centre function is maintained and not exceeded; and
    - (ii) the increase in the size of the centre in the life of this Planning Scheme does not exceed 10% of the existing gross floor area existing.
  - (c) development of the centres incorporates design and siting measures and on-site environmental management to protect adjoining land from any adverse environmental effects.
- (4) The overall outcomes for the **Commercial zone** within the **Goosepond Creek** precinct are:
  - (a) as the secondary major focus for shopping and entertainment in the City, the Mt Pleasant Sub-Regional Centre supports the dominant role of the City Centre.
  - (b) new development in the Sub-Regional Centre occurs within the boundaries defined within the Goosepond Creek Precinct.



- (c) the Sub-Regional Centre accommodates:
  - (i) except in Sams Road/Heath Road area, highly developed shopping;
  - (ii) limited entertainment and leisure facilities;
  - (iii) health care services;
  - (iv) smaller-scale business and commercial services;
  - (v) small scale service industries;
  - (vi) local convenience shopping facilities; and
  - (vii) higher density residential development and visitor accommodation adjacent to but not accessible from the Bruce Highway.
- (d) highly developed shopping, entertainment and leisure, and cultural facilities are inconsistent with the overall outcomes for the zone.<sup>8</sup>
- (e) the Sams Road / Heaths Road area within the Sub-Regional Centre accommodates:
  - (i) a range of mostly small to medium scale non-retail commercial and highway-related facilities and services;
  - (ii) the relocated Mater hospital complex; and
  - (iii) medical service functions to support the hospital.
- (f) highly developed medical services in other centres in the precinct is inconsistent with the overall outcomes for the zone as they are appropriately located within the City Centre.
- (g) the Mt Pleasant local centre, located at the corner of Phillip Street and the Mackay Bucasia Road, continues to accommodate small scale convenience shopping facilities and services and a small range of local, non-retail commercial services in a manner which complements the role of the sub-regional centre.
- (h) the North Mackay Mixed Use Centre, at Malcolmson Street North Mackay, accommodates a wide range of small scale services, some of which relate to marine activities, while functioning as a local centre within the network of centres in the City.
- (i) the North Mackay Local Centre, at Harbour Road, provides a range of small scale convenience shopping and commercial services, which because of its location, is accessed by a wider population base than the immediate local area.
- (j) development of the centres incorporates design and siting measures and on-site environmental management measures to protect adjoining land from adverse impact.

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<sup>8</sup> "Highly Developed Shopping" includes retail showrooms and large scale discount retailing.

- (5) Specific outcomes and acceptable /probable solutions for the Commercial Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
<b>Assessable Development</b>			
P1	Commercial development maintains the amenity of adjoining land uses by providing: <ul style="list-style-type: none"> <li>(i) landscape buffers;</li> <li>(ii) screen fencing along common boundaries;</li> <li>(iii) placement of vehicle entrances and exits to avoid headlight glare; and</li> <li>(iv) sensitive placement of signs and advertising devices.</li> </ul>	S1	No solution specified.
P2	Commercial development incorporates design and siting and on-site environmental management measures to minimise: <ul style="list-style-type: none"> <li>(i) after-hours noise, odours, intrusive night lighting and headlight glare;</li> <li>(ii) uncontrolled drainage;</li> <li>(iii) unsympathetic built form, scale and intensity; and</li> <li>(iv) the movement of people and vehicular traffic through and from the site.</li> </ul>	S2	No solution specified.
P3	The built form of the neighbourhood centre reinforces the spacious, low intensity and leafy urban character.	S3	Premises are landscaped with endemic native plant species offering shade and colourful foliage.
<b>Pioneer River (Urban) Precinct</b>			
P1	New shopping facilities in the commercial zone are limited to small scale convenience shopping and other convenience based commercial facilities in West Mackay.	S1	New facilities in a centre or the combination of existing and additional facilities in a centre comply with the following: <ul style="list-style-type: none"> <li>(i) additional gross floor area does not exceed 500m<sup>2</sup>;</li> <li>(ii) additional retail floor area does not exceed 250m<sup>2</sup>; and</li> <li>(iii) access is provided directly to either an arterial or sub-arterial road.<sup>9</sup></li> </ul>
<b>McCready's Creek Precinct</b>			
P1	New shopping facilities in the McCready's Creek precinct are limited to a Major Neighbourhood Centre at Rural View and a Neighbourhood Centre at Andergrove and local centre functions which respect the surrounding built environment.	S1	<ul style="list-style-type: none"> <li>(i) Buildings do not exceed (2) storeys in height, or 11.5m whichever is the greater; and</li> <li>(ii) The architecture of buildings and structures in the centres incorporates pitched roofs, gables, articulated facades where fronting a pedestrian space or residential building, awnings for shade over footpaths, walkways and windows.</li> </ul>
P2	The Rural View Major Neighbourhood Centre	S2	The Rural View Major Neighbourhood Centre is

<sup>9</sup> The Department of Main Roads regulates access onto State – controlled roads.

Specific Outcomes	Acceptable / Probable Solutions																				
<p>provides Major Neighbourhood Centre functions as part of the Hierarchy of Centres and services which do not adversely affect the role or function of other centres referred to in the Information Map – Network of Centres.</p>	<p>developed with:</p> <ul style="list-style-type: none"> <li>(i) a gross floor area (GFA) of up to 20,000m<sup>2</sup>;</li> <li>(ii) shopping facilities not exceeding 10,000m<sup>2</sup> GFA and including a full line supermarket and other retailing facilities for weekly and convenience shopping;</li> <li>(iii) small-scale, convenience-oriented community facilities, commercial services and trades where no single activity occupies more than 10% of the non-retail floor area of the neighbourhood centre.</li> </ul>																				
<p>P3 The Rural View Major Neighbourhood Centre grows in step with and responds to the convenience oriented needs of the McCready's Creek precinct in accordance with its major neighbourhood role as described in the overall outcomes of the Mackay Frame Locality Code.</p> <p>Implementation Notes:</p> <ul style="list-style-type: none"> <li>(i) A 'dwelling household' may consist of one or more people residing in a single dwelling unit or accommodation unit, including a caravan, providing that if the adopted average dwelling household size is less than 2.5 persons, the adopted size is based on census data;</li> <li>(ii) The catchment population for the Rural View Major Neighbourhood Centre resides within the McCready's Creek precinct;</li> <li>(iii) The GFA values in the table are the maximum values for any component of the neighbourhood centre.</li> </ul>	<p>S3 The Rural View Major Neighbourhood Centre allocation of GFA complies with the following table.</p> <table border="1" data-bbox="847 757 1513 1285"> <thead> <tr> <th>Population Threshold (dwelling households in trade catchment)</th> <th>Shopping (m<sup>2</sup> GFA)</th> <th>Commercial &amp; Other (m<sup>2</sup> GFA)</th> <th>Total GFA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>less than 5,000</td> <td>2,500</td> <td>2,500</td> <td>5,000</td> </tr> <tr> <td>5,000 – 7,500</td> <td>3,500</td> <td>3,500</td> <td>7,000</td> </tr> <tr> <td>7,500 – 10,000</td> <td>7,500</td> <td>7,500</td> <td>15,000</td> </tr> <tr> <td>more than 10,000</td> <td>10,000</td> <td>10,000</td> <td>20,000</td> </tr> </tbody> </table>	Population Threshold (dwelling households in trade catchment)	Shopping (m <sup>2</sup> GFA)	Commercial & Other (m <sup>2</sup> GFA)	Total GFA (m <sup>2</sup> )	less than 5,000	2,500	2,500	5,000	5,000 – 7,500	3,500	3,500	7,000	7,500 – 10,000	7,500	7,500	15,000	more than 10,000	10,000	10,000	20,000
Population Threshold (dwelling households in trade catchment)	Shopping (m <sup>2</sup> GFA)	Commercial & Other (m <sup>2</sup> GFA)	Total GFA (m <sup>2</sup> )																		
less than 5,000	2,500	2,500	5,000																		
5,000 – 7,500	3,500	3,500	7,000																		
7,500 – 10,000	7,500	7,500	15,000																		
more than 10,000	10,000	10,000	20,000																		
<p>P4 Development of the Rural View Major Neighbourhood Centre achieves a cohesive and efficient urban form by:</p> <ul style="list-style-type: none"> <li>(i) ensuring a high level of physical and functional integration of buildings, landscaping, public spaces, car parking and service bays; and</li> <li>(ii) providing contemporary and consistent architectural expression in the buildings and which is reflected in the landscaping and signage.</li> </ul>	<p>S4 No solution specified.</p>																				
<p>P5 The Andergrove Neighbourhood Centre grows in step with and responds to the convenience needs of the McCready's Creek precinct population and does not exceed its neighbourhood centre role as described in the overall outcomes for of the Mackay Frame Locality Code.</p> <p>Implementation Notes:</p> <ul style="list-style-type: none"> <li>(i) A 'dwelling household' may consist of one or more people residing in a single dwelling unit or accommodation unit, including a caravan, providing that if the adopted average dwelling household size is less than 2.5 persons, the adopted size is based</li> </ul>	<p>S5 The Andergrove Neighbourhood Centre allocation of GFA complies with the following table.</p> <table border="1" data-bbox="847 1688 1513 2000"> <thead> <tr> <th>Population Threshold (dwelling households in trade catchment)</th> <th>Shopping (m<sup>2</sup> GFA)</th> <th>Commercial &amp; Other (m<sup>2</sup> GFA)</th> <th>Total GFA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>less than 5,000</td> <td>2,500</td> <td>2,000</td> <td>4,500</td> </tr> <tr> <td>5,000 – 7,500</td> <td>3,500</td> <td>2,500</td> <td>6,000</td> </tr> </tbody> </table>	Population Threshold (dwelling households in trade catchment)	Shopping (m <sup>2</sup> GFA)	Commercial & Other (m <sup>2</sup> GFA)	Total GFA (m <sup>2</sup> )	less than 5,000	2,500	2,000	4,500	5,000 – 7,500	3,500	2,500	6,000								
Population Threshold (dwelling households in trade catchment)	Shopping (m <sup>2</sup> GFA)	Commercial & Other (m <sup>2</sup> GFA)	Total GFA (m <sup>2</sup> )																		
less than 5,000	2,500	2,000	4,500																		
5,000 – 7,500	3,500	2,500	6,000																		

Specific Outcomes		Acceptable / Probable Solutions			
	on census data;				
(ii)	The catchment population for the Andergrove Neighbourhood Centre resides in the suburbs of Andergrove, Beaconsfield, Slade Point and part of North Mackay;	7,500 – 10,000	5,000	5,000	10,000
(iii)	The GFA values in the table are the maximum values for any component of the neighbourhood centre.				
P6	The Black's Beach and the Bucasia local centres grow in step with and needs of their respective local populations and do not exceed the local centre roles as described in the overall outcomes for the Mackay Frame Locality Code.  Implementation Notes: (i) A 'dwelling household' may consist of one or more people residing in a single dwelling unit or accommodation unit, including a caravan, providing that if the adopted average dwelling household size is less than 2.5 persons, the adopted size is based on census data. (ii) The catchment population for the Bucasia Local Centre resides in the suburbs of Bucasia and Shoal Point. (iii) The catchment population for the Black's Beach Local Centre resides in the suburbs of Black's Beach and Dolphin Heads. The Black's Beach centre will only grow beyond 2,500 m <sup>2</sup> at some future time when the catchment population exceeds 2,500 dwelling households. (iv) The GFA values in the table are the maximum values for any component of the neighbourhood centre.	S6 The Black's Beach and the Bucasia local centre allocation of GFA complies with the following table.			
		<b>Population Threshold (dwelling households in trade catchment)</b>	<b>Shopping (m<sup>2</sup> GFA)</b>	<b>Commercial &amp; Other (m<sup>2</sup> GFA)</b>	<b>Total GFA (m<sup>2</sup>)</b>
		less than 1,500	750	250	1,000
		1,500 – 2,500	1,500	1,000	2,500
		2,500 – 5,000	2,000	1,500	3,500
P7	Development in the centres maintains the amenity of adjoining land uses by providing: (i) landscape buffers; (ii) screen fencing along common boundaries; (iii) placement of vehicle entrances and exits to avoid headlight glare; (iv) sensitive placement of advertisement devices; and (v) sympathetic built form which does not dominate the streetscape.	S7 No solution specified.			
<b>Goosepond Creek Precinct</b>					
P1	The Mt Pleasant Sub-Regional Centre is contained within the boundaries defined of the Precinct and provides a level of facilities and services in accordance with the overall outcomes of the code and comprises: (i) highly developed shopping facilities in the Mt Pleasant shopping centre; (ii) bulky goods comparison shopping, limited entertainment and leisure and commercial	S1 No solution specified.			

Specific Outcomes		Acceptable / Probable Solutions																			
	<p>services in the Greenfields estate;</p> <p>(iii) mixed use commercial, service trades and highway-related activities in the Sams Road and Heaths Road area; and</p> <p>(iv) the Mater Hospital.</p>																				
P2	<p>The Mt Pleasant Sub-Regional Centre achieves a high level of urban amenity and convenience in terms of a sympathetic built form, scale and climate protection by:</p> <p>(i) adopting building heights which are similar to those of adjoining buildings;</p> <p>(ii) building facades include openings and articulation treatments;</p> <p>(iii) limiting the extent and nature of earthworks such that the streetscape is not dominated by such works;</p> <p>(iv) sensitive placement of advertising devices;</p> <p>(v) providing outdoor public spaces such as pedestrian areas, car parks and gardens with effective shade for climate protection; and</p> <p>(vi) providing suitable landscaping in keeping with the local streetscape character;</p> <p>(vii) limiting after-hours noise, odours, intrusive night lighting and headlight glare; and</p> <p>(viii) limiting the movement of people and vehicular traffic through and from the site.</p>	S2	<p>Development of the Mt Pleasant – Greenfields sub-regional centre achieves the following:</p> <p>(i) buildings do not exceed three storeys in height above natural ground level;</p> <p>(ii) building facades are articulated;</p> <p>(iii) operational work, such as site earthworks are rehabilitated and landscaped, and retaining walls do not exceed more than 1 storey or 3m in height at any point;</p> <p>(iv) walkways between car parking areas and active use areas are provided with full shade either by awnings or other shade structures or endemic shade trees planted to achieve over-lapping canopies;</p> <p>(v) advertising devices are consolidated to one only, particularly along the Bruce Highway, the Mackay-Bucasia Road or Malcolmson Street;</p> <p>(vi) landscaping incorporates endemic species; and</p> <p>(vii) car parks are planted with shade trees at the rate of one tree per six car parking spaces.</p>																		
P3	<p>The on-going development of the Mt Pleasant Sub-Regional Centre achieves a high level of convenience in terms of accessible car parking and public transport by providing:</p> <p>(i) car parking areas in close proximity to the entrance of buildings attracting the public; and</p> <p>(ii) public transport stations and passenger set-downs in accordance with the requirements of Queensland Transport guidelines <i>Shaping Up</i> and integrated in sites situated on public transport routes.</p>	S3	No solution specified.																		
P4	<p>The local centres at Mt Pleasant and Harbour Road, North Mackay, are developed in step with the needs of the precinct population and do not exceed their local centre roles as described in the overall outcomes for the Mackay Frame Locality Code.</p>	S4	<p>The local centres at Mt Pleasant and Harbour Road, North Mackay comply with the allocations of GFA in accordance with the following table.</p> <table border="1"> <thead> <tr> <th>Population Threshold (dwelling households in trade catchment)</th> <th>Shopping (m<sup>2</sup> GFA)</th> <th>Commercial &amp; Other (m<sup>2</sup> GFA)</th> <th>Total GFA (m<sup>2</sup>)</th> </tr> </thead> <tbody> <tr> <td>less than 1,500</td> <td>250</td> <td>250</td> <td>500</td> </tr> <tr> <td>1,500 – 2,500</td> <td>500</td> <td>250</td> <td>750</td> </tr> <tr> <td>2,500 – 5,000</td> <td>750</td> <td>750</td> <td>1,500</td> </tr> </tbody> </table>			Population Threshold (dwelling households in trade catchment)	Shopping (m <sup>2</sup> GFA)	Commercial & Other (m <sup>2</sup> GFA)	Total GFA (m <sup>2</sup> )	less than 1,500	250	250	500	1,500 – 2,500	500	250	750	2,500 – 5,000	750	750	1,500
Population Threshold (dwelling households in trade catchment)	Shopping (m <sup>2</sup> GFA)	Commercial & Other (m <sup>2</sup> GFA)	Total GFA (m <sup>2</sup> )																		
less than 1,500	250	250	500																		
1,500 – 2,500	500	250	750																		
2,500 – 5,000	750	750	1,500																		

Specific Outcomes	Acceptable / Probable Solutions
	<p>Implementation Notes:</p> <ul style="list-style-type: none"> <li>(i) A 'dwelling household' may consist of one or more people residing in a single dwelling unit or accommodation unit, including a caravan, providing that if the adopted average dwelling household size is less than 2.5 persons, the adopted size is based on census data.</li> <li>(ii) The catchment population for both local centres resides within the Goosepond Creek precinct.</li> <li>(iii) The GFA values in the table are the maximum values for any component of the local centre.</li> </ul>
<p>P5 The Mt Pleasant Local Centre:</p> <ul style="list-style-type: none"> <li>(i) is contained within the boundaries defined on the Zone Map; and</li> <li>(ii) provides a level of facilities and services in accordance with the overall outcomes of the code; and</li> <li>(iii) comprises convenience shopping services and small-scale commercial services meeting the needs of local residents.</li> </ul>	<p>S5 No solution specified.</p>
<p>P6 The North Mackay Local Centre provides a level of facilities and services in accordance with the overall outcomes of the code and:</p> <ul style="list-style-type: none"> <li>(i) comprises small-scale convenience shopping services and small-scale commercial services meeting the needs of local residents; and</li> <li>(ii) is contained within the boundaries defined on the Zone Map, except where new premises are established on adjoining sites and according to designs which achieve a physical and functional nexus with the existing premises within the local centre.</li> </ul>	<p>S6 No solution specified.</p>
<p>P7 The North Mackay Mixed Use Centre is contained within the boundaries defined on the Zone Map and provides a level of facilities and services in accordance with the overall outcomes of the code and comprises:</p> <ul style="list-style-type: none"> <li>(i) small-scale uses comparable in function with a local centre with some specialised facilities and services possibly also serving the needs of waterfront activities and passing motorists; and</li> <li>(ii) small-scale shopping, service trades, commercial and community facilities and services, mostly meeting the needs of local residents.</li> </ul>	<p>S7 No solution specified.</p>
<p>P8 Development in the centres maintains the amenity of adjoining land uses by providing:</p> <ul style="list-style-type: none"> <li>(i) landscape buffers;</li> <li>(ii) screen fencing along common boundaries;</li> <li>(iii) placement of vehicle entrances and exits to</li> </ul>	<p>S8 No solution specified.</p>

Specific Outcomes	Acceptable / Probable Solutions
avoid headlight glare; (iv) sensitive placement of advertisement devices; and (v) sympathetic built form which does not dominate the streetscape.	

## *Division 9 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Higher Density Residential Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the Zone are the purpose of the code.
- (2) The overall outcomes for the **Higher Density Residential zone** are the following:
  - (a) development in the Higher Density Residential Zone protects the high level of amenity of the locality, particularly in the **Goosepond Creek precinct**.
  - (b) higher density residential development is well serviced with and highly accessible to retail, commercial and other community facilities.
  - (c) within the **Pioneer River (Urban) precinct**, infill development and urban renewal projects provide for increased residential densities whilst retaining the character of the precinct and making the most efficient use of the existing development infrastructure.
  - (d) all residential development is located on land suitable for the use such that residents are not put at serious risk of loss of life or property damage.
  - (e) residential development is subservient to the coastal landscape of the **Pioneer River (Urban) and McCready's Creek precincts**.
  - (f) residential development is designed and constructed to improve accessibility and mobility for all groups in the community to services and facilities.
  - (g) within the **Pioneer River (Urban) precinct**, the role and function of the University of Central Queensland is supported by higher density residential providing a range of sustainable housing choices within reasonable distance of the campus.
  - (h) the interface between land in the Higher Density Residential zone and important ecosystems, economic and social resources is characterised by buffers to protect the amenity of Higher Density Residential areas and to ensure the:
    - (i) integrity of the ecosystems is retained; and
    - (ii) activities of valuable resources is not impeded by encroaching development.
  - (i) non residential development does not adversely affect residential amenity.
  - (j) residential subdivision includes, as appropriate to the scale of the development, a multi-functional network of open space incorporating bikeways where in the **Goosepond Creek and McCready's Creek precincts**.



- (3) The specific outcomes and acceptable /probable solutions for the Higher Density Residential Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	In the Pioneer River (Urban) precinct, and near the University Campus in locations including South Mackay, East Mackay and Ooralea, residential buildings are provided at densities which: <ul style="list-style-type: none"> <li>(i) make efficient use of available infrastructure; and</li> <li>(ii) are in keeping with the character of the locality.</li> </ul>	S1	No solution specified.
P2	Amenity of residential premises in proximity to the North Coast Railway, the Bruce Highway and the Peak Downs Highway is protected by providing that residential buildings are: <ul style="list-style-type: none"> <li>(i) for sites fronting a State controlled road, designed and sited to mitigate road traffic noise in accordance with the <i>Guidelines for Minimising Road Traffic Noise</i> (DMR 2000); and</li> <li>(ii) for sites fronting State rail infrastructure, designs incorporate acoustic screens and other design treatments to mitigate the noise impacts of rail operations.</li> </ul>	S2	No solution specified.
P3	Residential development is able to be serviced with development infrastructure for the least cost.	S3	<ul style="list-style-type: none"> <li>(i) Residential development is serviced in accordance with the relevant priority infrastructure plan for the Mackay Frame Locality.</li> <li>(ii) Residential development is linked with the existing infrastructure shown on the Information Map – Key Infrastructure.</li> </ul>
P4	Non-residential activity in the zone: <ul style="list-style-type: none"> <li>(i) is limited to small-scale uses which are directly related to servicing the needs of residential areas or are small-scale, home-based businesses or home occupations; and</li> <li>(ii) includes design and siting measures to control any external impacts from the activity.</li> </ul>	S4	No solution specified.

## *Division 10 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Urban Residential Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zones are the purpose of the code.
- (2) The overall outcomes for the **Urban Residential zone** are the following:
  - (a) Development in the urban residential zone protects the high level of amenity of the zone and comprises predominantly single detached dwellings.
  - (b) Residential development is either located on land suitable for the use or is designed such that residents are not put at serious risk of loss of life or property damage.
  - (c) Residential development is subservient to the coastal landscape of the Pioneer River (Urban) and McCready's Creek precincts.
  - (d) Residential development is designed and constructed to improve accessibility and mobility for all groups in the community to services and facilities.
  - (e) The interface between urban development and important ecosystems, economic and social resources is characterised by buffers to protect the amenity of urban areas and ensure that the:
    - (i) integrity of the ecosystems is retained; and
    - (ii) activities of valuable resources is not impeded by encroaching development.
  - (f) Non residential development does not adversely affect the residential amenity of zone.
  - (g) Residential subdivision includes, as appropriate to the scale of the development, a multi-functional network of open space incorporating bikeways and any remnant vegetation.
- (3) The specific outcomes and acceptable /probable solutions for the Urban Residential Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Within the Pioneer River (Urban) precinct, for sites fronting the Open Space zone adjacent to the Coral Sea, or fronting Binnington Esplanade, Beverley Street, Petrie Street and Illawong Drive, <ol style="list-style-type: none"> <li>(i) the built form complements the coastal landscape and avoids visually dominating the landscape by:               <ol style="list-style-type: none"> <li>(a) sensitive design and siting of residential buildings; and</li> <li>(b) retaining natural vegetation.</li> </ol> </li> </ol>	S1	<ol style="list-style-type: none"> <li>(i) residential development including building work and operational work retains mature native vegetation and retains other mature vegetation exceeding 10m in height or with a circumference exceeding 30m;</li> <li>(ii) buildings used for residential purposes, other than dwelling houses<sup>10</sup>, do not exceed 11.5m or two storeys above a ground storey in height whichever is the greater;</li> <li>(iii) residential sites are landscaped with semi-</li> </ol>

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<sup>10</sup> Height of Dwelling houses is controlled by the Dwelling House Code

Specific Outcomes		Acceptable / Probable Solutions	
			<p>mature native plant species endemic to the locality to mitigate the bulk of buildings and other forms of development; and</p> <p>(iv) residential building facades:</p> <p>(a) to the Coral Sea are less than 25m in length; and</p> <p>(b) incorporate eaves, recessed windows and doors or other forms of architectural articulation to reduce their visual bulk.</p>
P2	The maximum density of Residential development in the Urban Residential Zone is 1 Dwelling Unit per 400m <sup>2</sup> .	S2	No solution specified.
P3	<p>Amenity of residential premises in proximity to the North Coast Railway, the Bruce Highway is protected and the Peak Downs Highway by providing that residential buildings are:</p> <p>(i) for sites fronting a State controlled road, designed and sited to mitigate road traffic noise<sup>11</sup>;</p> <p>(ii) for sites fronting State rail infrastructure, designed to incorporate acoustic screens and other design treatments to mitigate the noise impacts of rail operations.</p>	S3	No solution specified.
P4	Residential development is able to be serviced with development infrastructure for least cost.	S4.1	Residential development occurs on land in the Urban Residential zone before other land is taken up for residential purposes.
		S4.2	Residential development is serviced in accordance with the relevant priority infrastructure plan for the Mackay Frame Locality.
		S4.3	Residential development is serviced with development infrastructure either using or extending the existing infrastructure shown on the Information Map – Key Infrastructure.
P5	<p>Non-residential activity in the zone:</p> <p>(i) is limited to small-scale uses which are directly related to servicing the needs of residential areas or are small-scale, home-based businesses or home occupations; and</p> <p>(ii) includes design and siting measure to control any external impacts from the activity.</p>	S5	No solution specified.
P6	Rural Residential Development does not occur.	S6	No solution specified.
P7	Multi-functional network of open space is provided.	S7	No solution specified.

<sup>11</sup> in accordance with the *Road Traffic Noise Management: Code of Practice* (DMR 2000)

## *Division 11 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Village Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Village zone** are:
  - (a) A diverse range of activities are established in villages, providing they:
    - (i) are of a small scale and low intensity;
    - (ii) service primarily the daily or high frequency needs of the resident population; and
    - (iii) retain and possibly enhance the amenity and character of the setting.
  - (b) Village development involves consolidation within the existing village areas to make more efficient use of the infrastructure and achieves a more cohesive village identity.
  - (c) Village lots are located on land known to be clear of flooding or inundation in climatic events with more than a 1 in 100 year return interval. Alternatively, land is able to be filled to achieve immunity from flooding or inundation, provided there are no adverse consequences on flooding in other parts of the City.
  - (d) The interface between village and surrounding rural, major industry resources and coastal areas is characterised by buffers:
    - (i) to protect the amenity of the village areas;
    - (ii) to retain the integrity of the coastal and rural ecologies; and
    - (iii) to minimise the impact on agricultural practices, and the Farleigh Mill on village development.
    - (iv) minimises the impact on the landscape setting and natural features such as riparian corridors, beach systems, estuaries, and escarpments and sloping land.
  - (e) Potentially incompatible activities within the villages are either separated by adequate buffers or include effective screens or other mitigation measures to retain the quiet amenity and character of the setting.
  - (f) Development in the villages provides an appropriate range of development infrastructure, in step with the needs of the community, such as a water supply and sewerage and means of waste disposal, sealed roads, electricity and telecommunications.
  - (g) Farleigh village accommodates a diverse range of activities including, community facilities and small-scale convenience retail services primarily to meet the needs of the village and the surrounding local rural community. In addition, some limited servicing of travellers' needs is also provided.

- (3) the specific outcomes and acceptable/probable solutions for the Village Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Convenience shopping and other convenience based commercial facilities and services are limited to development which: <ul style="list-style-type: none"> <li>(i) is of a small scale and low intensity;</li> <li>(ii) services the daily or high frequency needs of the resident population;</li> <li>(iii) services some of the needs of highway travellers; and</li> <li>(iv) is of a complementary scale, intensity, character and amenity.</li> </ul>	S1	No solution specified.
P2	Village Residential development is efficient and able to be serviced with the appropriate development infrastructure and for the least cost.	S2.1	Village Residential development is serviced in accordance with the requirements detailed in the Engineering Standards Planning Scheme Policy and the Contributions Planning Scheme Policy.
		S2.2	Village Residential development is linked with the existing infrastructure.
P3	Village development (small, low intensity settlements offering limited community facilities and services) predominates in the Village zone.	S3	No solution specified.
P4	Land uses are complementary to existing uses in each village in terms of intensity of the use, building scale and potential traffic generation.	S4	No solution specified.
P5	Convenience shopping and other convenience-based commercial facilities and services are limited to: <ul style="list-style-type: none"> <li>(i) small scale and low intensity uses which services the daily or high frequency needs of the resident population, such as a general store offering a range of general and agencies services including postal, telecommunications, banking and local government operations;</li> <li>(ii) servicing some of the needs of highway travellers where safe highway access can be provided; and</li> <li>(iii) buildings of a complementary scale, intensity, character and amenity.</li> </ul>	S5	No solution specified.
P6	Community facilities such as meeting rooms, public recreation grounds and schools are located in the Village Zone where they are retained in key locations.	S6	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
P7	<p>Services for highway travellers, such as service stations with associated dining, car repairs, limited recreational equipment and supplies, and possibly small-scale tourist-related services are located in the zone:</p> <p>(i) where safe highway access can be provided; and</p> <p>(ii) where a need is demonstrated.</p>	S7	No solution specified.
P8	All activities are accessed safely and are provided with services appropriate for the use.	S8	For sites fronting a local road, traffic sight lines will exceed 100 m on roads with a 60 kph speed limit and 200 m on roads with a speed limit greater than 60 kph.
P9	Rural Residential Development does not occur.	S9	No solution specified.

## *Division 12 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Rural Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Rural zone** are:
  - (a) Rural activities undertaken on land in the Rural zone continue unconstrained by encroachment of incompatible land uses.
  - (b) Rural land in the Glenella area within the Goosepond Creek precinct, maintains its floodplain storage function.
  - (c) Rural uses establishing adjacent to High Impact Activities (as identified on the Information Map – High Impact Activities), provide buffers to those activities.
  - (d) Non-rural activities do not occur.
  - (e) Development on rural zoned land adjacent to cane tramways and sugar mills includes buffers to protect the ongoing operation of that infrastructure.
  - (f) Intensive rural activities locating on rural zoned land are located to maximise accessibility to the City’s major infrastructure and minimise the need to upgrade rural infrastructure.
- (3) The specific outcomes and acceptable/probable solutions for the Rural Zone in the Mackay Frame Locality are as follows:

Specific Outcomes	Acceptable / Probable Solutions
<b>Assessable Development</b>	
P1 The use of rural zoned land for rural purposes is sustainable over the long term by: <ol style="list-style-type: none"> <li>(i) avoiding fragmentation of agricultural lots; and</li> <li>(ii) using the land according to industry best practice, including:               <ul style="list-style-type: none"> <li>▪ risk reduction for natural hazards such as bushfire, flooding, land slips and soil erosion;</li> <li>▪ the management of weeds and pests;</li> <li>▪ waste reduction and management;</li> <li>▪ ensuring the intensity of use is in keeping with the capacity of the land.<sup>12</sup></li> </ul> </li> </ol>	S1 No solution specified.

<sup>12</sup> Certain management practices for the conduct of an agricultural use are ‘exempt’ development in accordance with Schedule 8 of the *Integrated Planning Act 1997*.

Specific Outcomes		Acceptable / Probable Solutions	
P2	The major infrastructure supporting the sugar industry mills, and associated network of tramways and haul-out roads is protected from the effects of encroaching sensitive land uses.	S2	No solution specified.
P3	Intense forms of rural activity requiring significant improvements to the City's infrastructure, are located within reasonable proximity to the urban area of Mackay and the Port of Mackay, providing that the environmental impacts can be managed and the particular nature of the activity does not require a more remote location.	S3	No solution specified.
P4	Rural Residential Development does not occur.	S4	No solution specified.



## *Division 13 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Urban Expansion Zone for the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Urban Expansion zone** are the following.
  - (a) Land included in the Urban Expansion Zone is retained in low-level largely rural use until required for development such that its future use for urban development is not compromised by inappropriate development.<sup>13</sup>
  - (b) Intensification of uses which existed prior to this planning scheme is not consistent with the role of the zone for future urban development.
  - (c) Any development in the Urban Expansion zone occurs in an orderly, comprehensive and integrated manner reflecting a least cost approach, and provides all necessary development infrastructure, community infrastructure and community facilities and services commensurate with the needs of the likely residential population.
  - (d) Development of Urban Expansion zoned land provides for a Master Planned<sup>14</sup> community that:-
    - Is predominantly residential in nature;
    - Has varying residential densities (not exceeding 1 Dwelling Unit per 400m<sup>2</sup> over the whole site);
    - Has buildings not greater than 3 storeys in height;
    - Incorporates support uses for the residential communities such as local commercial and community purposes, which are co-located with recreational open space and schools in nodes;
    - Allows residents to walk and cycle safely throughout the development within open space linkages to access any recreation/commercial/community nodes;
    - Employs water sensitive urban design principles; and
    - Is designed to provide a generally low traffic speed and safe residential environment.
  - (e) Within the **Pioneer River (Urban) precinct**, the orderly development of Urban Expansion zoned land results in the establishment of effective open space buffers to good quality agricultural land.
- (3) The specific outcomes and acceptable/probable solutions of the Urban Expansion Zone in the Mackay Frame Area are as follows:

Specific Outcomes	Acceptable / Probable Solutions
<b>Assessable Development</b>	
P1 Urban development on land within the Urban Expansion zone occurs in an orderly and efficient manner in locations where:	S1 No solution specified.

<sup>13</sup> Some areas of urban expansion land will need to be set aside for conservation and open space purposes, infrastructure purposes and purposes other than urban development.

<sup>14</sup> “**Master Plan**” for the purpose of this code is a plan prepared in accordance with the Master Plan Planning Scheme Policy.

Specific Outcomes	Acceptable / Probable Solutions
<ul style="list-style-type: none"> <li>(i) the land is connected to development infrastructure and extends the infrastructure network on the basis of the planned capacity requirements of the development and the network; and</li> <li>(ii) Development located on land in the Urban Expansion Zone is Master Planned.<sup>14</sup></li> </ul>	
<p>P2 Urban residential development within the Pioneer River (Urban) precinct, includes a network of streets and paths which combine to provide direct pedestrian, cyclist and vehicle access to the university campus and to public open space.</p>	<p>S2 No solution specified.</p>
<p>P3 Urban development on land within the Urban Expansion Zone adjoining any habitat areas as shown on the relevant Coastal Management and Biodiversity Overlay Map including the Pioneer River, Baker's Creek, McCready's Creek, wetlands, fish habitat areas, coastal areas and remnant vegetation adopts suitable design and siting measures and adequate separation distances to protect the:</p> <ul style="list-style-type: none"> <li>(i) amenity of the locality;</li> <li>(ii) remnant and ridge-top vegetation; and</li> <li>(iii) environmental values of the habitat area.</li> </ul>	<p>S3 No solution specified.</p>
<p>P4 Separation distances and design and siting measures are provided for future urban development of land in the Urban Expansion Zone and adjacent to high impact activity areas and valuable economic resources such as the Racecourse Mill so that:</p> <ul style="list-style-type: none"> <li>(i) land uses achieve an appropriate level of amenity; and</li> <li>(ii) the operations of the high impact activities are not impeded by the proximity to incompatible land uses.</li> </ul>	<p>S4 Urban development on Urban Expansion zoned land:</p> <ul style="list-style-type: none"> <li>(i) is located a minimum of 1 km from the Racecourse Mill; and</li> <li>(ii) provides a minimum buffer of 400 m between any activity areas on the site and the operation areas of the adjoining valuable resource.</li> </ul>
<p>P5 Rural Residential Development does not occur.</p>	<p>S5 No solution specified.</p>

## *Division 14 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Rural Residential Zone in the Mackay Frame Locality*

- (1) The overall outcome for the zone is the purpose of the code.
- (2) The overall outcomes for the **Rural Residential zone** are:
  - (a) Development in the Rural Residential zone respects and protects the high level of residential amenity through high quality standards of construction in housing, roads and other development infrastructure.
  - (b) Development for residential accommodation is on large lots, generally of 1 hectare or more, with other activity being ancillary to the principal use of rural residential living.
  - (c) Rural residential lots are created only when:
    - (i) a total of no more than three (3) years supply of rural residential lots exists across the City; and
    - (ii) the provision of services, including development infrastructure, community services and public transport to the site is planned, cost-efficient and will not result in the deferral of planned provision of services to another area.
  - (d) Non residential development does not adversely affect residential amenity.
  - (e) The interface between rural residential land and important ecosystems, economic and social resources is developed such that the:
    - (i) amenity of rural residential areas is protected;
    - (ii) integrity of the ecosystems is retained; and
    - (iii) use of or access to those valuable resources is not impeded by encroaching development.<sup>15</sup>
  - (f) Land used for rural residential development has:
    - (i) access to a road constructed to a design and standard adequate for the traffic flows and the traffic function it performs;
    - (ii) convenient access to village level facilities, community facilities and a neighbourhood centre situated in an urban area, such that driving times in accessing such services generally do not exceed 20 minutes;
    - (iii) efficient and economical connections to development infrastructure such as a reticulated water supply, sealed road access, an electricity and telecommunications network; and

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<sup>15</sup> In areas of known pests or where development may spread pests, the provisions of the *Land Protection (Pest and Stock Route Management) Act 2002* and local Pest Management Plans may apply.

- (iv) access to essential community facilities and services such as education, an appropriate level of health care services, community welfare, convenience shopping and public transport.

(3) The specific outcomes and acceptable/probable solutions for the Rural Residential Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Rural residential lots are located on land suitable for the intended use such that the land: <ul style="list-style-type: none"> <li>(i) is stable and not susceptible to excessive soil erosion;</li> <li>(ii) can be developed with a house and outbuildings which do not require benching earthworks; and</li> <li>(iii) is accessible from a fully constructed and sealed road.</li> </ul>	S1	No solution specified.
P2	Buildings, including outbuildings, are designed and located to: <ul style="list-style-type: none"> <li>(i) provide a high level of amenity for the locality; and</li> <li>(ii) achieve a character in keeping with the overall outcomes for rural residential development. Buildings or structures used for the shelter and keeping of animals, except for domestic pets, are separated from houses on any lot by a minimum distance of 100 m; and</li> <li>(iii) Buildings or structures used for the shelter and keeping of animals, except for domestic pets, are separated from houses on any lot by a minimum distance of 100 m.</li> </ul>	S2	No solution specified.
P3	Home based businesses are in keeping with residential amenity and: <ul style="list-style-type: none"> <li>(i) do not involve activities of an industrial nature likely to create odours, fumes, dust, liquid or solid wastes, or substantial increases in traffic flows; and</li> <li>(ii) do not involve the storage of large quantities of materials, plant, equipment or vehicles whether or not they are used for spare parts.</li> </ul>	S3	Home-based businesses on rural residential lots do not involve: <ul style="list-style-type: none"> <li>(i) the fabrication of buildings, components or articles;</li> <li>(ii) the repair, servicing or re-building of vehicles; or</li> <li>(iii) the processing, re-packaging and distribution of animal products, stock or pet feed, or foodstuffs.</li> </ul>
P4	Rural residential lots have: <ul style="list-style-type: none"> <li>(i) direct access to a road constructed and drained to permit all weather access;</li> <li>(ii) a connection to an approved reticulated water supply with sufficient capacity and pressure for fire fighting or sufficient capacity to maintain an off system water storage for fire fighting within each lot;</li> <li>(iii) an approved means of treating and</li> </ul>	S4	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
	<p>disposing, within each lot, sewage generated within the lot;</p> <p>(iv) a connection to mains electricity and telecommunications services; and</p> <p>(v) an approved stormwater drainage system taking surface water flows to an approved point of discharge.</p>		
P5	<p>Non-residential activities in the Rural Residential Zone :</p> <p>(i) are limited to small-scale, home-based businesses or home occupations; and</p> <p>(ii) include design and siting measures to control any external impacts from the activity.</p>	S5	No solution specified.

## *Division 15 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Special Activities (Tourism) Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Special Activities (Tourism) zone** are the following.
  - (a) Convenient and accessible tourist infrastructure, including accommodation and related facilities and services, are encouraged and located in the Zone.
  - (b) Tourist accommodation and related facilities are:
    - (i) subservient to the landscape and within the environmental and recreational carrying capacity of the site and the setting;
    - (ii) in keeping with any outstanding cultural, ecological or recreation values of the site and the setting; and
    - (iii) complement the landscape character of the site and the locality by adopting building designs and effective site landscaping themes which are in keeping with the locality and the local remnant vegetation.
  - (c) The form, scale and intensity of tourism development accords with the setting of the site and surrounding area, and minimises the impacts on adjacent residential areas;
  - (d) Development is sustainable and self-sufficient in terms of infrastructure requirements, with a standard or capacity which meets the demands of the development, and which permits evacuation of residents and visitors in times of emergency.
  - (e) Tourist development in highly sensitive coastal and island locations:
    - (i) maintains the stability of the coast and the quality of receiving waters;
    - (ii) minimises the impacts to adjacent tidal land and fish habitats; and
    - (iii) minimises removal of coastal vegetation.
  - (f) Tourism development on land adjacent to the Bruce Highway, the Peak Downs Highway, and the North Coast Railway corridor, is designed to minimise noise impacts on site users and minimise impacts on the operational efficiency of the Highway.
  - (g) Tourism development in the vicinity of high impact activity areas and / or valuable economic resources is separated from those areas or resources to minimise impacts on or access to those areas or resources.
- (3) The specific outcomes and acceptable/probable solutions for the Special Activities (Tourism) Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Tourist facilities are located in accordance with the overall outcomes for the zone.	S1	Tourist facilities are located on land included within the Special Activities (Tourism) Zone.
P2	Tourism development and infrastructure is designed and sited to minimise impacts on the cultural, ecological and recreational values of the site and to complement the landscape character of the site and the locality.	S2	No solution specified.
P3	<p>Tourism infrastructure is designed and sited to protect the amenity of the surrounding area and adjoining residential uses, by ensuring:</p> <p>(i) the built form:</p> <p>(a) presents a distinctive design theme;</p> <p>(b) is subservient to the landscape in terms of building heights, materials, colours and advertising devices; and</p> <p>(c) is of a form, scale, intensity and architecture which complements rather than dominates the surrounding locality;</p> <p>(ii) no windows, doors, paths, recreation areas, car parking or other areas used by tourists, overlook the windows or the private open space of a dwelling house, unless specific design and landscaping measures effectively mitigate the potential for the loss of privacy;</p> <p>(iii) the potential noise nuisance on adjacent residential sites from indoor entertainment areas, licensed premises, car parking, and arrival and departure points, and the like is screened effectively and mitigated.</p>	S3	No solution specified.
P4	<p>Tourism development in proximity to the North Coast Railway, the Bruce Highway and the Peak Downs Highway is designed to mitigate any adverse impacts by providing that buildings are:</p> <p>(i) for sites fronting a State controlled road, designed and sited to mitigate road traffic noise<sup>16</sup></p> <p>(ii) for sites fronting State rail infrastructure, designed to incorporate acoustic screens and other design treatments to mitigate the noise impacts of rail operations.</p>	S4	No solution specified.
P5	Tourism development is serviced by sustainable infrastructure including roads, water supply, sewerage disposal, storm-water disposal, and emergency access in accordance with best practice.	S5	No solution specified.
P6	Tourism development is efficient and able to be serviced with development infrastructure for the	S6.1	Development is serviced in accordance with the relevant priority infrastructure plan for the Mackay

<sup>16</sup> Guidance is provided by the 'Guidelines for Minimising Road Traffic Noise (DMR 2000)

Specific Outcomes		Acceptable / Probable Solutions	
	least cost.		Frame Locality. S6.2 Development is linked with the existing infrastructure shown on the Information Map - Key Infrastructure.
P7	<p>Tourism development within the locality adopts effective site landscaping and construction techniques which:</p> <ul style="list-style-type: none"> <li>(i) maximise articulation in facades and rooflines to ameliorate building bulk and mass;</li> <li>(ii) use materials and colours that blend into the landscape;</li> <li>(iii) minimise the loss of native vegetation including remnant vegetation; and</li> <li>(iv) minimise the extent and impact of earthworks and disturbance to site drainage and local drainage such that they do not alter the overall land form of the locality or contribute to contamination of receiving waters or reduce stability of the coast.</li> </ul>	S7	No solution specified.
P8	Rural Residential or Urban Residential Development does not occur.	S8	No solution specified.
P9	Land in the Special Activities (Tourism) zone is used for tourism purposes.	S9	No solution specified.



## *Division 16 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Industry (High Impact) Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Industry (High Impact) zone** are the following.
  - (a) Major industries are located in the Industry (High Impact) zone at Paget and Bakers Creek and are:
    - (i) retained primarily for the establishment of industrial activities and related services;
    - (ii) generally free from the constraining effects of inappropriate or sensitive activities either within or adjacent to such areas;
    - (iii) located on the arterial road network and in close proximity to the rail network; and
    - (iv) removed from urban areas to avoid environmental impacts such as diminished air and water quality, acoustic conditions, operational hazards and risks, disruptions to infrastructure services, and heavy vehicle traffic.
  - (b) Water quality in the receiving waters of the precinct and of the Pioneer River system is protected, through:
    - (i) soil erosion and sediment controls; and
    - (ii) the retention and treatment of stormwater drainage, liquid wastes and any fire retardants or other chemicals spilled on the land.
  - (c) Industrial developments incorporate design and siting measures and on-site environmental management to:
    - (i) maintain air and water quality; and
    - (ii) avoid adverse impact from traffic noise and industrial activities on nearby uses.
  - (d) Industrial developments have finished floor levels above the flood and inundation level of an event with a return probability greater than 1 in 100 years.
  - (e) Where additional drainage and filling works are provided the impact of flooding and inundation is not made worse as a consequence of such works.
  - (f) Development of non-industrial uses such as retailing, commercial, community and residential is not consistent with the overall outcomes for the zone in the Pioneer River (Urban) precinct.
  - (g) The establishment of industrial activities on high impact industrial land will:
    - (i) not involve the removal of remnant vegetation, marine plants or the loss of habitat; and
    - (ii) provide suitable and effective buffers or separations around sites to protect and maintain the environmental quality and amenity of adjoining properties.

- (h) Access to a site is directly via an arterial or sub-arterial road (refer Information Map – Key Infrastructure).
  - (i) Development incorporates design and siting measures and on-site environmental management to protect adjoining land from any adverse environmental effects such as:
    - (i) unacceptable after-hours noise, odours, intrusive night lighting and headlight glare;
    - (ii) uncontrolled drainage;
    - (iii) intrusive advertising devices;
    - (iv) unsympathetic built form, scale and intensity; and
    - (v) the uncontrolled movement of people and vehicular traffic through and from a site uncontrolled
- (3) The specific outcomes and acceptable/probable solutions for the Industry (High Impact) Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Industrial development in the Industry (High Impact) zone will comprise mostly: <ul style="list-style-type: none"> <li>(i) larger scale industry (i.e. requiring greater than 3500<sup>2</sup> site area); or</li> <li>(ii) requiring additional infrastructure such as road widening, power supply; or</li> <li>(iii) has an impact that is likely to require buffering or restrictions on hours of operations.</li> </ul>	S1	No solution specified.
P2	Industrial developments are located with respect to the road network <sup>17</sup> so as to: <ul style="list-style-type: none"> <li>(i) provide for a suitable unconstrained access point to prevent the introduction of heavy vehicle traffic into local streets; and</li> <li>(ii) have industrial traffic located on roads designed and constructed for such use.</li> </ul>	S2	No solution specified.
P3	Industrial developments include: <ul style="list-style-type: none"> <li>(i) buffers or other mitigating measures to screen nearby sensitive activities from the operational impacts of the industrial activity;</li> <li>(ii) landscaping to the site and the street, creating a high quality urban streetscape in which the visual scale of buildings and the reflected glare and light of premises is effectively mitigated; and</li> <li>(iii) measures for the treatment and disposal of stormwater and waste water to remove</li> </ul>	S3	No solution specified.

<sup>17</sup> The Department of Main Roads regulates access onto State – controlled roads.

Specific Outcomes		Acceptable / Probable Solutions	
	insoluble pollutants (e.g. sediments, sludges and oily residues).		
P4	<p>Industries do not impact on the use of other sites, by:</p> <ul style="list-style-type: none"> <li>(i) causing increased traffic flows in local streets;</li> <li>(ii) releasing unacceptable or uncontrolled emissions or contaminants to the environment; and</li> <li>(iii) generate noise above acceptable levels.</li> </ul> <p><b>Note:</b> The provisions of the Environmental Protection Policy (Air), Environmental Protection Policy (Water) and Environmental Protection Policy (Noise) apply.</p>	S4	No solution specified.
P5	<p>Industrial development maintains the amenity of adjoining land uses by providing:</p> <ul style="list-style-type: none"> <li>(i) suitable landscape buffers;</li> <li>(ii) screen fencing along common boundaries;</li> <li>(iii) sensitive placement of advertising devices; and</li> <li>(iv) sympathetic built form which does not dominate the streetscape.</li> </ul>	S5	No solution specified.

## *Division 17 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Industry (Low Impact) Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Industry (Low Impact) zone** are the following.
  - (a) All industrial sites have direct access to an arterial or sub-arterial road network.
  - (b) Development incorporates design and siting measures and on-site environmental management measures to avoid adverse environmental impacts upon the surrounding ecosystems and the nearby residential areas. In particular:
    - (i) minimise the risk of contamination of the aquatic environment;
    - (ii) maintain the habitat and bio-diversity values of the adjacent remnant vegetation, including riparian vegetation; and
    - (iii) maintain high levels of environmental quality and urban amenity for adjacent residential development.
  - (c) Water quality in the receiving waters of the precinct and of the Pioneer River system is protected, through:
    - (i) soil erosion and sediment controls; and
    - (ii) the retention and treatment of stormwater drainage, liquid wastes, and any fire retardants or other chemicals on the site.
  - (d) Industrial developments have finished floor levels above the flood and inundation level of an event with a return probability greater than 1 in 100 years.
  - (e) Where additional drainage and filling works are provided the impact of flood inundation is not worsened as a consequence of such works.
  - (f) Development incorporates design and siting measures and on-site environmental management to protect adjoining land from any adverse environmental effects such as:
    - (i) unacceptable after-hours noise, odours, intrusive night lighting and headlight glare;
    - (ii) uncontrolled drainage;
    - (iii) intrusive advertising devices;
    - (iv) unsympathetic built form, scale and intensity; and
    - (v) the uncontrolled movement of people and vehicular traffic through or from sites.
  - (g) The establishment of industrial activities on low impact industrial land:
    - (i) will not involve the removal of remnant vegetation, marine plants or the loss of habitat; and

- (ii) will provide suitable and effective buffers or separations around sites to protect and maintain the environmental quality and amenity of adjoining properties, in accordance with the Industrial Code.

(3) The specific outcomes and acceptable/probable solutions for the Industry (Low Impact) Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The Industry (Low Impact) zone will comprise industrial activities of: <ul style="list-style-type: none"> <li>(i) small scale operations (i.e. requiring a site area of no more than 3500m<sup>2</sup>); and</li> <li>(ii) does not usually require out of normal business hours operations.</li> </ul>	S1	No solution specified.
P2	Uses include mostly operations with a service or light industrial character including those catering to the service industry needs of the surrounding community (e.g. service stations, servicing and repairs of family goods and appliances, tyre sales and fitting, plumbers and builders yards and similar activities).	S2	No solution specified.
P3	Industrial developments include: <ul style="list-style-type: none"> <li>(i) buffers or other mitigating measures to screen nearby sensitive activities from the operational impacts of the industrial activity;</li> <li>(ii) landscaping to the site and the street, creating a high quality urban streetscape in which the visual scale of buildings and the reflected glare and light of premises is effectively mitigated.</li> </ul>	S3	No solution specified.
P4	Industrial developments are appropriately located with respect to the road network <sup>18</sup> so as to: <ul style="list-style-type: none"> <li>(i) provide for an unconstrained access point to prevent the introduction of heavy vehicle traffic into local streets; and</li> <li>(ii) have industrial traffic located on roads designed and constructed for such use.</li> </ul>	S4	No solution specified.
P5	Industries do not impact on the use of other sites, in particular do not: <ul style="list-style-type: none"> <li>(i) cause increased traffic flows in local streets;</li> <li>(ii) release unacceptable or uncontrolled emissions or contaminants to the environment; and</li> <li>(iii) generate noise above acceptable levels.</li> </ul> <p><b>Note:</b> Provisions of the Environmental Protection Policy (Air), Environmental Protection Policy (Water) and Environmental Protection Policy (Noise) apply.</p>	S5	No solution specified.

<sup>18</sup> The Department of Main Roads regulates access onto State – controlled roads.

## *Division 18 Overall Specific Outcomes and Probable & Acceptable Solutions for the Sport & Recreation Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the zone.
- (2) The overall outcomes for the **Sport and Recreation zone** are:
  - (a) Within the **Pioneer River (Urban)** precinct:
    - (i) the playing fields of South Mackay are:
      - (A) used for a range of community sports and recreation pursuits; and
      - (B) developed in response to a demand for facilities arising from increasing residential densities in South Mackay and East Mackay; and
    - (ii) the racecourse at Ooralea is used for a wide range of community recreation pursuits, community functions and indoor and outdoor entertainment.
  - (b) Development in **Goosepond Creek** and **McCready's Creek** precincts occurs in response to a demand for enhanced community sport and recreation facilities.
  - (c) Multiple use of major recreational facilities is encouraged as a means of enhancing community life.
- (3) The specific outcomes and acceptable/probable solutions for the Sport and Recreation Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Development does not impact on the use of other sites, by: <ol style="list-style-type: none"> <li>(i) causing increased traffic flows in local streets;</li> <li>(ii) releasing unacceptable or uncontrolled emissions or contaminants to the environment; and</li> <li>(iii) generating noise above acceptable levels.</li> </ol> <p><b>Note:</b> Provisions of the Environmental Protection Policy (Air), Environmental Protection Policy (Water) and Environmental Protection Policy (Noise) apply.</p>	S1	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
P2	Development maintains the amenity of adjoining land uses by providing: <ul style="list-style-type: none"> <li>(i) suitable landscape buffers;</li> <li>(ii) screen fencing along common boundaries;</li> <li>(iii) sensitive placement of advertising devices; and</li> <li>(iv) sympathetic built form which does not dominate the streetscape.</li> </ul>	S2	No solution specified.
P3	Rural Residential Development does not occur.	S3	No solution specified.

## *Division 19 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Public Purposes Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Public Purposes zone** are:
  - (a) Land used for public purposes<sup>19</sup> is free of the effects of incompatible land uses being located nearby; and
- (3) The specific outcomes and acceptable/probable solutions for the Public Purposes Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Land included in the Public Purposes zone is developed for Public Purposes and has adequate buffer area to minimise impacts on and from adjoining land uses.	S1	No solution specified.
P2	Land included in the Public Purposes zone protects future major infrastructure from inappropriate development which may impede the planning, construction and operations of the proposed major infrastructure.	S2	No solution specified.

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<sup>19</sup> The Campus of the University of Central Queensland is subject to a designation for community infrastructure and is exempt from assessment under the Planning Scheme. Refer to the University of Central Queensland Master Plan for details of future development.



## *Division 20 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Open Space Zone in the Mackay Frame Locality*

- (1) The overall outcomes for the zone are the purpose of the code.
- (2) The overall outcomes for the **Open Space zone** are:
  - (a) Within the **Goosepond Creek** and **McCready's Creek** precincts, open space areas and corridors located in the areas listed in **Table 5-3** below, accommodate low impact activities maintaining:
    - (i) the habitat and corridor function of the open space and recreational opportunities for residents and visitors; and
    - (ii) an open space landscape character.

■ **Table 5-3 Open Space Areas & Corridors**

Goosepond Creek Precinct Corridors	Goosepond Creek Pioneer River
McCready's Creek Precinct (headlands, beachfront, wetlands and remnant vegetation)	Shoal Point, Slade Point, Bucasia, Eimeo, Dolphin Heads, Blacks Beach

- (b) Within the **Pioneer River (Urban)** precinct, the open space corridor of South Mackay, adjacent to the boundaries of the Mackay Airport, is used for a range of community recreation pursuits.
- (c) Within the **Pioneer River (Urban)** precinct, any development occurs in response to a demand for enhanced community facilities arising from increasing residential densities in South Mackay and East Mackay
- (d) Development occurs in response to a demand for enhanced community facilities and incorporates:
  - (i) mitigation measures to limit any adverse effects of development;
  - (ii) effective buffer areas; and
  - (iii) limited, if any, clearing of vegetation or any earthworks in proximity to a watercourse.
- (3) The specific outcomes and acceptable/probable solutions for the Open Space Zone in the Mackay Frame Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Buildings, works and land use contribute to the open space landscape character of the Open Space zone, and in particular are designed and located to protect waterways, areas of remnant vegetation, and bio-diversity linkages.	S1	No solution specified.
P2	Development involves readily accessible community, recreation and leisure activities of a generally low impact nature (e.g. trails, shelters, picnic facilities, interpretation facilities).	S2	No solution specified.
P3	Particular community and recreation facilities are established on the site owing to their dependence as specific locations.	S3	No solution specified.
P4	Rural Residential Development does not occur.	S4	No solution specified.