

PART 6 MACKAY HINTERLAND LOCALITY

Division 1 Preliminary

6.1 Description

The extent of the Mackay Hinterland Locality Code and each precinct is shown on Key Map 2 – Locality Key Map.

6.2 Mackay Hinterland 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 Hinterland Locality – Making Material Change of Use (**Division 3**);
 - (d) assessment table for the Mackay Hinterland Locality – Other Development (**Division 4**);
 - (e) general provisions for the Mackay Hinterland Locality (**Division 5**);
 - (f) overall outcomes for the Mackay Hinterland Locality (**Division 6**) including for each precinct as follows:
 - (i) Reliance Creek Precinct;
 - (ii) Pioneer River and Southern Streams Precinct; and
 - (iii) O’Connell River and Northern Streams Precinct;
 - (g) specific outcomes and acceptable/probable solutions for Mackay Hinterland Locality (**Division 7**);
 - (h) overall outcomes, specific outcomes and acceptable/probable solutions for each zone in Mackay Hinterland Locality, as follows:
 - (i) Commercial Zone (**Division 8**);
 - (ii) Higher Density Residential Zone (**Division 9**);
 - (iii) Urban Residential Zone (**Division 10**);
 - (iv) Rural Residential Zone (**Division 11**);
 - (v) Urban Expansion Zone (**Division 12**);
 - (vi) Rural Zone (**Division 13**);
 - (vii) Village 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

6.3 Assessment Categories for zones

- (1) The assessment categories are identified for development in each zone in **Table 6-1** and **Table 6-2** as follows:
 - (a) **Table 6-1** making a material change of use listed in Column 1; or
 - (b) **Table 6-2** 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.

6.4 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 6-1** and **Table 6-2**.
- (2) For self-assessable development and development requiring Code Assessment, the relevant assessment criteria are the applicable codes.

6.5 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 6-2** also apply to the assessment of the assessable development.

6.6 Consistent and inconsistent uses in each zone

- (1) A defined use that is an inconsistent use in a particular zone is noted under each relevant zone in **Table 6-1**.
- (2) If a defined use is not noted as an inconsistent use in a particular zone, it is a consistent use in the particular zone.

6.7 Laguna Quays Development

- (1) Making a material change of use of premises for an Integrated Resort Development generally in accordance with Development Concept Plan Number 1988 – 2, and Rezoning Deeds dated 10th May 1989, 18th May 1990 and Supplementary Development Deed dated 16th June 1992, is for the purposes of this Part, **Exempt Development.**”

Division 3 Assessment Tables for each Zone in the Mackay Hinterland Locality – Making a Material Change of Use

- 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 6-1 Assessment Categories and Relevant Assessment Criteria for Making a Material Change of Use - Hinterland Locality

Use	Assessment Category													Relevant Assessment Criteria – applicable code if development is self-assessable or requires code 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	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Multiple Dwellings Accommodation units and Dual Occupancy Code Tourist Accommodation Resorts Code Environment & Infrastructure Code For impact assessable 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	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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
Airport (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 impact assessable 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: <ul style="list-style-type: none"> • not complying with the acceptable solutions of the applicable code, which is Code assessable 	Code Assessable (inconsistent use)	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If self assessable ; Animal Husbandry Code If code or impact assessable ; Mackay Hinterland Locality Code Animal Husbandry Code Environment & Infrastructure Code For impact assessable 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	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 impact assessable 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 code 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 code or impact assessable ; Mackay Hinterland Locality Code Bed and Breakfast Accommodation Code Environment & Infrastructure Code For impact assessable 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 ² or less; which is Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where: • premises do not abut land included in the Urban Residential Zone, Higher Density Residential Zone or the Urban Expansion Zone; which is Code Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 the use: has a GFA of 250m ² 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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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	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 impact assessable 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	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 code 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 code or impact assessable ; Mackay Hinterland Locality Code Caravan Park Code Environment & Infrastructure Code For impact assessable 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">is within an existing dwelling house; which is Exempt	Code Assessable	Code Assessable	Code Assessable except where the use: <ul style="list-style-type: none">is within an existing building; which is Exempt	Code Assessable	Code Assessable	Code Assessable	Code Assessable except where the use: <ul style="list-style-type: none">is within an existing building; which is Exempt	Code Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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
Catering Shop	Code Assessable except where the use: <ul style="list-style-type: none">has a GFA of 100m² or less; andis within an existing building; which is Exempt	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable except where the use: <ul style="list-style-type: none">is within an existing building; which is Code Assessable	Code Assessable	Impact Assessable except where the use: <ul style="list-style-type: none">has a GFA of 100m² or less; which is Code Assessable	Impact Assessable except where the use: <ul style="list-style-type: none">has a GFA of 100m² or less; which is Code Assessable	Impact Assessable except where the use: <ul style="list-style-type: none">has a GFA of 150m² or less; andis within or adjoins premises used for sport and recreation or entertainment; which is Code Assessable	Code Assessable	Code Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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	If code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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
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 code or impact assessable ; Mackay Hinterland Locality Code Child Care Centre Code Environment & Infrastructure Code For impact assessable 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 code 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	
Commercial Premises	Code Assessable except where the use: <ul style="list-style-type: none"> has a GFA of 100m² or less; and is within an existing building; which is Exempt 	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> has a GFA of 100m² or less; and is within an existing building; which is Exempt 	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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: <ul style="list-style-type: none"> the development is an extension to an existing use; and is located in 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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 impact assessable 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: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If self assessable ; Dependent Persons' Accommodation Code If code or impact assessable ; Mackay Hinterland Locality Code Dependent Persons' Accommodation Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Multiple Dwellings Accommodation Units and Dual Occupancy Code Environment & Infrastructure Code For impact assessable 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 code 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	
Dwelling House	Impact Assessable	Code Assessable	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable; or premises are situated on an allotment less than 450m² in area; which is Code Assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable; or premises are situated on an allotment less than 450m² in area; which is Code Assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable; or premises are situated on an allotment less than 450m² in area; which is Code Assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable; or premises are situated on an allotment less than 450m² in area; which is Code Assessable 	Self Assessable Except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable; or premises are situated on an allotment less than 450m² in area; which is Code Assessable 	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If self assessable ; Dwelling House Code If code or impact assessable ; Mackay Hinterland Locality Code Dwelling House Code Environment & Infrastructure Code For impact assessable 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"> is within an existing building; which is Exempt 	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> has a GFA of 100m² or less; and is within an existing building which is Exempt 	Impact Assessable	Impact Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> is within an existing building; which is Code Assessable 	Impact Assessable	Code Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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 impact assessable 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	Code Assessable	Exempt	Exempt	Exempt	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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 code assessment	
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General Industry	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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 except where the use: <ul style="list-style-type: none"> has a GFA of 250 m² or less; and is within an existing building; which is Exempt 	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> is within an existing building; which is Code Assessable 	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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"> is within an existing building; which is Code Assessable 	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Heavy Vehicle Parking Code For impact assessable 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 Occupation	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Self Assessable except where: <ul style="list-style-type: none"> not complying with the acceptable solutions of the applicable code, which is Code assessable 	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	If self assessable ; Home-Based Business and Home Occupation Code If code or impact assessable ; Mackay Hinterland Locality Code Home-Based Business and Home Occupation Code Environment & Infrastructure Code For impact assessable 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 code 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-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 code or impact assessable ; Mackay Hinterland Locality Code Home-Based Business and Home Occupation Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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	For impact assessable development, regard will be given to the planning scheme as a whole in accordance with section 3.5.5 of the IPA
Indoor Entertainment	Impact Assessable except where the use: <ul style="list-style-type: none"> • has a GFA of 100 m² or less; and • is within an existing building; which is Code Assessable 	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> • has a GFA of 100 m² or less; which is Code Assessable 	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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	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 code or impact assessable ; Mackay Hinterland Locality Code Animal Husbandry Code Environment & Infrastructure Code For impact assessable 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 code 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	
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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Animal Husbandry Code Environment & Infrastructure Code For impact assessable 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
Local Community Facility	Code Assessable except where the use: <ul style="list-style-type: none"> has a GFA of 100 m² 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: <ul style="list-style-type: none"> has a GFA of 100 m² or less; and is within an existing building; which is Exempt 	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable except where the use: <ul style="list-style-type: none"> is within an existing building; which is Exempt 	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Local Community Facilities Code Environment & Infrastructure Code For impact assessable 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: <ul style="list-style-type: none"> is within an existing building; which is Code Assessable 	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 impact assessable 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 code 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	
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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Motel Code Environment & Infrastructure Code For impact assessable 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
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 code or impact assessable ; Mackay Hinterland Locality Code Multiple Dwellings Accommodation Units and Dual Occupancy Code Environment & Infrastructure Code For impact assessable 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 impact assessable 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 Entertainment	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable except where: <ul style="list-style-type: none"> No building work or operational work is required; which is Code assessable 	If code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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 code 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	
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 code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Place of Worship Code Environment & Infrastructure Code For impact assessable 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
Plant Nursery	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable except where the use: <ul style="list-style-type: none"> does not include retail sales; which is Code Assessable 	Impact Assessable except where the use: <ul style="list-style-type: none"> is within an existing building; which is Code Assessable 	Impact Assessable except where the use: <ul style="list-style-type: none"> does not include retail sales; which is Code Assessable 	Impact Assessable except where the use: <ul style="list-style-type: none"> does not include retail sales; which is Code Assessable 	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Code Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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: <ul style="list-style-type: none"> has a GFA of 100 m² 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 code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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
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	Impact Assessable	Impact Assessable	For impact assessable 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 code 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	
Residential Storage Shed	Impact Assessable	Self Assessable except where the use: is greater than 10% of the area of the lot or over 85m ² , 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 ² , 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 ² , 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 ² , whichever is the lesser, which is Impact Assessable	Code Assessable	Impact Assessable	Impact Assessable	Code Assessable	Code Assessable	Code Assessable	If self or code assessable ; Residential Storage Sheds Code Environment & Infrastructure Code. For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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
Roadside Stall	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	Code Assessable	Code Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Rural Industry Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 code 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	
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 code or impact assessable ; Mackay Hinterland Locality Code Service Station Code Environment & Infrastructure Code For impact assessable 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 100 m ² or less ; and is within an existing building; which is Exempt or has a GFA of greater than 2500m ² 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 code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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
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 impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code For impact assessable 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: <ul style="list-style-type: none"> No building work or operational work is required which is Exempt 	If code or impact assessable ; Mackay Hinterland Locality Code Recreation Facilities Code Environment & Infrastructure Code For impact assessable 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 code 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	
Stable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Self assessable <ul style="list-style-type: none"> except where not complying with the acceptable solutions of the applicable code, which is Code assessable 	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Impact Assessable	Code Assessable	Impact Assessable	If self assessable ; Animal Husbandry Code If code or impact assessable ; Mackay Hinterland Locality Code Animal Husbandry Code Environment & Infrastructure Code For impact assessable 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	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 impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Telecommunications Facilities Code Environment & Infrastructure Code For impact assessable 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
Tourist Facility	Impact 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: <ul style="list-style-type: none"> has a GFA of less than 100 m²; which is Code assessable 	Impact Assessable	Impact Assessable	If code or impact assessable ; Mackay Hinterland Locality Code Environment & Infrastructure Code Retail and Commercial Code Tourist Accommodation Resorts Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 code 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	
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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Retail and Commercial Code Environment & Infrastructure Code For impact assessable 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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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
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 code or impact assessable ; Mackay Hinterland Locality Code Industrial Code Environment & Infrastructure Code For impact assessable 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 Mackay Hinterland Locality – Other Development

Table 6-2 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
RECONFIGURING A LOT		
Reconfiguring a lot	Code Assessable	Reconfiguration of a Lot Code Environment and Infrastructure Code Locality Code Zone Code
OPERATIONAL WORK		
Placing an advertising device on premises	Exempt ¹	
Minor Works	Exempt ²	
Carrying out operational work where associated with Reconfiguring a Lot	Code Assessable	Operational Works (Earthworks) Code Environment and Infrastructure Code Reconfiguration of a Lot Code
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"> ▪ The excavation or filling of land is: <ul style="list-style-type: none"> - to a depth of less than 200mm and less than 20m³ within 2km of an urban area; or - less than 500m³ on land more than 2km outside of an urban area; or ▪ The operational works is not to facilitate a future Material Change of Use or Reconfiguration of a Lot; <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 Hinterland Locality Code

6.8 Mackay Hinterland Locality Code

- (1) The following provisions comprise the Mackay Hinterland Locality Code:
 - (a) compliance with the Mackay Hinterland Locality Code (**Section 6.7**);
 - (b) overall outcomes for the Mackay Hinterland Locality Code (**Division 6**);
 - (c) specific outcomes and probable and acceptable solutions for Mackay Hinterland Locality Code (**Division 7**);
 - (d) specific outcomes and probable and acceptable solutions for each zone in the Mackay Hinterland Locality Code (**Division 8 to Division 20**).

6.9 Compliance with the Mackay Hinterland Locality Code

- (1) Development that is consistent with the following complies with the 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 Hinterland Locality Code

- (1) The overall outcomes for the Mackay Hinterland Code are the purpose of the Code.
- (2) The overall outcomes for the **Mackay Hinterland Locality** are the following:
 - a) urban development occurs on land included within 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 plan¹. The preferred sequence for urban residential development consists of:
 - (i) in sequence areas², land included in the Urban Residential zone, Urban Expansion zone or Higher Density Residential zone; and
 - (ii) out of sequence areas³, 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) 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.
 - d) 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 as information on the Information Map – Network of Centres.

¹ 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.

² The 'in sequence' areas represent the forecast urban residential land requirements for the City for the eight (8) year period from March 2005 to March 2013, being the expected operational life of this Planning Scheme.

³ The 'out of sequence' areas represent land identified as being physically suitable for urban residential purposes and possibly required to respond to growth demands beyond the operational life of the Planning Scheme. Out of sequence areas are included in the Urban Expansion zone on the relevant zone maps.

- e) 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.
- f) rural residential development only occurs on land included within the Rural Residential Zone.
- g) economically sustainable rural activities are located in the most cost efficient manner, with the necessary infrastructure capacity to meet existing and likely future needs and are located to be accessible to the urban area of Mackay and the Port of Mackay.
- h) rural areas, particularly areas of good quality agricultural land identified in the Reliance Creek precinct, the O'Connell River & Northern Streams precinct and the Pioneer River & Southern Streams precinct, are protected from the constraining effects of encroaching incompatible (such as urban or rural residential development) or sensitive land uses.
- i) non-rural activities in rural areas do not adversely affect the operation of rural uses.
- j) existing infrastructure supporting agricultural activities, such as cane tramways and sugar mills is protected from the constraining effects of encroaching incompatible development.
- k) development of land for residential, rural residential or village activities is avoided or mitigated when situated along cane tramlines, haul out roads and other related cane support infrastructure so as to protect the operational needs of such infrastructure.
- l) the use and development of rural land includes management based on sustainable practices.
- m) land adjacent to designated industrial areas in the adjacent Mackay Hinterland Locality is protected from the potentially adverse effects of industrial use through design and siting measures and on-site environmental management
- n) the use and development of Strategic Airport Land ⁴ is not adversely affected by land uses in the Hinterland Locality.
- o) development of land adjacent to and within the possible future port access freight corridor does not close off options for the establishment of a port access freight corridor linking the industrial areas of the City with the Mackay seaport.
- p) land uses fronting the Bruce Highway or the Peak Downs Highway do not adversely affect the operational efficiency of the Highway.
- q) lots fronting the Bruce Highway, the Peak Downs Highway, or the North Coast Railway corridor, include adequate buffering, acoustic screening or building design responses to mitigate the acoustic impacts of highway or railway operations.

⁴ The development of the Mackay Airport is governed by the Mackay Airport Land Use Plan

- r) the operational needs of rail infrastructure are protected and the potential impacts respected.
 - s) accessibility to major community facilities is maintained and enhanced to optimise their value to the community.
 - t) 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*
 - u) tourist developments are encouraged in the Hinterland Locality, generally on land included in the Special Activities (Tourism) Zone and where the form, scale and intensity of tourism development accords with the setting of the site and surrounding area.
 - v) open space areas are protected from the adverse effects of development.
 - w) areas of biodiversity and habitat value in the Locality are protected from the impacts of inappropriate development; and
 - x) extractive resources (particularly those classified as Key Resource Areas) and associated haul routes are protected from encroachment and incompatible development.
- (3) In addition, overall outcomes for the **Reliance Creek precinct** are the following:
- a) commercial activity is limited to within the Village Zone in the rural settlements of Conningsby and The Leap which offer only small-scale local convenience facilities that meet the daily needs of residents in the immediate locality and highway travellers such that the present form, character and intensity of land use is retained.
 - b) existing extractive industry activity is maintained and protected from encroachment of incompatible use, but is limited to existing worked resources except where the activity is:
 - (i) maintains the environmental quality of the locality; or
 - (ii) is not visible from the Bruce Highway, the Habana-Yakapari Road or the Farleigh-Habana Road, or the North Coast Railway; and
 - (iii) operated and subsequently rehabilitated to effectively minimise the impacts on the landscape character of the catchment area.
 - c) development of land abutting the northern coast of the precinct maintains the quality of the adjoining Dugong Protection Area.

- (4) In addition, overall outcomes for the **Pioneer River & Southern Streams 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. Commercial activities are limited to the Village Zone in the coastal and rural settlements and to a range of facilities and services to meet the daily needs of residents in the immediate locality and the highway travellers such that the traditional, character and intensity of land use is retained.
 - b) development of land in proximity to the Pleystowe and Racecourse sugar mills provides for buffers to ensure:
 - (i) operation of the mills are not constrained by the encroachment of sensitive land uses; and
 - (ii) amenity of the site is not adversely affected by the operational effects of the mills.
 - c) development of industry that utilises surplus power and waste resources is co-located with the Racecourse Sugar Mill, subject to buffers to ensure:
 - (i) that such industries do not encroach on sensitive land uses; and
 - (ii) residential diversity is not adversely impacted by the establishment of such industries.
 - d) Walkerston accommodates:
 - (i) a range of housing choices in urban densities in the Urban Residential and Higher Density Residential zones;
 - (ii) an attractive neighbourhood centre in the Commercial zone consisting of a range of facilities to meet the weekly needs of the town and surrounding rural communities;
 - (iii) a range of compatible small scale industrial activities in the Industry (Low Impact) zone readily accessible to the Peak Downs Highway;
 - (iv) an attractive system of open space including a path network for recreational and commuting purposes in the open space zone; and
 - (v) a range of passive and active recreational activities in the Sport and Recreation zone.
 - e) the coastal and rural settlements in the precinct are a focus of community life in the respective locations.
 - f) intensification of land use in the villages and the coastal and rural settlements occurs only where serviced with appropriate development infrastructure including:
 - (i) a reliable supply of potable water;
 - (ii) a safe means of sewage treatment and disposal;
 - (iii) sealed, flood-free road access; and
 - (iv) reliable telecommunications facilities.
 - g) further to (f) above, the villages of Bakers Creek and Eton expand beyond the Village zone only where:

- (i) there is sufficient impetus for such expansion to be sustainable in the long term and to warrant the provision of community infrastructure and services;
 - (ii) development infrastructure, including a reticulated water supply, sewerage system, drainage, sealed roads, electricity and telecommunications is provided to each additional lot;
 - (iii) in the case of Bakers Creek village, residential development incorporates adequate buffers to the abattoir and agricultural land to avoid conflicts in land use; and
 - (iv) additional lots are free from other natural hazards and valuable features (acid sulfate soils, bushfire hazard, habitat and biodiversity, landscape character, cultural heritage).
- (5) In addition, overall outcomes for the **O'Connell River & Northern Streams 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. Commercial activity may occur (and is limited to the Village Zone) within the villages, providing a limited range of facilities and services to meet the daily needs of residents in the immediate locality and local tourist populations such that the village form, character and intensity of land use is retained.
 - (b) the coastal and rural settlements⁵ are a focus of community life in the respective locations.
 - (c) intensification of land use in the villages and the coastal and rural settlements occurs only where serviced with appropriate development infrastructure including:
 - (i) a reliable supply of potable water;
 - (ii) a safe means of sewage treatment and disposal;
 - (iii) sealed flood-free road access; and
 - (iv) reliable telecommunications facilities.
 - (d) further to (c) above, the villages of Midge Point and Seaforth expand beyond the Village zone only where:
 - (i) a minimum of 80% of the residential and rural residential lots in or adjacent to the designated villages, and existing at the commencement of this Planning Scheme, are occupied with dwelling houses or other residential buildings (eg accommodation buildings, dual occupancies, multiple dwelling units), with at least 80% of those lots being used for permanent residential occupation;
 - (ii) development infrastructure, including a reticulated water supply, sewerage system, drainage, sealed roads, electricity and telecommunications is provided to each additional lot;
 - (iii) additional lots created are free from inundation by flood waters; and
 - (iv) additional lots are free from other natural hazards and valuable features (acid sulfate soils, habitat and biodiversity, landscape character, cultural heritage).

⁵ These include Bloomsbury, Calen, Kuttambul, Midge Point, Seaforth, Ball Bay, Hampden, St Helen's Beach and Yalbaroo.

- (e) Development of tourism activities, with the exception of Laguna Quays, are limited to small scale and low impact uses within the Special Activities (Tourism) Zone, and maintain the high level of habitat and biodiversity values and landscape values of the Locality.
- (f) Expansion of the existing Laguna Quays resort beyond approvals as of the commencement of this Planning scheme or creation of any new tourist resort of a similar nature is inconsistent with the overall outcomes for the precinct.

Division 7 Specific Outcomes and Probable & Acceptable Solutions for the Mackay Hinterland Locality

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Commercial development occurs on land included in the Commercial zone and does not detract from the network of centres referred to in the planning scheme.	S1	No solution specified.
P2	<p>Tourist developments in the Hinterland locality:</p> <ul style="list-style-type: none"> (i) protect the coast and coastal waters, and the Clarke Range system; (ii) achieve a level of visitation within the capacity of the site to accept the consequential changes without detriment to the environmental or recreational quality of the setting including landscape character; (iii) avoid remote locations which create a need for a large workforce to commute to a remote location or require a large resident or live-in workforce; (iv) exhibit a number of the following characteristics: <ul style="list-style-type: none"> (a) 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; (b) 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; (c) an area of land sufficient to contain fully the extent of the proposed development and the potential impacts likely to flow from it; and (d) located on 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, including: <ul style="list-style-type: none"> (A) clearing of extensive areas of natural vegetation or marine plants . 	S2	No solution specified.
P3	Land uses establishing adjacent to industrial areas and key extractive resources areas which	S3	No solution specified.

Specific Outcomes	Acceptable / Probable Solutions
are incompatible with those areas include a buffer which mitigates any adverse impacts from the industrial use on the new use.	
P4 Rail infrastructure corridors are protected from the constraining effects of proximate, sensitive land uses by establishment of buffers, acoustic screens or other forms of physical separation. Where development occurs in close proximity to a rail corridor, mitigation measures in the design and siting of buildings and recreation space are provided.	S4 No solution specified.
P5 The establishment of activities within the rail corridor ⁶ , including rail freight yards, stations and shunting yards, has regard for the environmental impacts upon adjacent and adjoining properties.	S5 No solution specified.
P6 The network of cane tramways 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 maintenance of adequate buffers or separations.	S6 No solution specified.
P7 New development on land in the Rural Residential and Village zones, adopts or creates new traffic and transport systems which: <ul style="list-style-type: none"> (i) are based on the hierarchy of roads; (ii) are appropriate to the transport and traffic tasks required by the proposed development, having regard to its scale, intensity and character; (iii) are linked efficiently and safely with the existing road network; (iv) promote the safe movement of traffic, cyclists and pedestrians throughout the development area; and (v) minimise the potential for through traffic and local traffic conflicts and for industrial and non-industrial traffic conflicts. 	S7 No solution specified.

⁶ Development within the rail corridor generally is not governed by the Planning Scheme, except for development undertaken by a private entity on non Crown land

Specific Outcomes		Acceptable / Probable Solutions	
P8	Land uses on sites adjacent to the Bruce Highway have limited direct access to the highway in accordance with the requirements and specifications of the Department of Main Roads.	S8	No solution specified.
P9	<p>Open space areas are protected from potential impacts of development through:</p> <ul style="list-style-type: none"> (i) limiting development within open space areas to low impact activities, facilities and works that maintain the values of the area; (ii) locating development on adjoining land in parts of the site less likely to have adverse effects; (iii) providing buffers to open space areas of sufficient width to mitigate any adverse effects; and (iv) adopting impact mitigation and management measures for development likely to cause adverse effects. 	S9	No solution specified.

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

- (1) The overall outcomes are the purpose of the Code.
- (2) The overall outcomes for the **Commercial zone** are the following.
 - (a) Commercial activity occurs as a Neighbourhood Centre at Walkerston which:
 - (i) is limited to land included in the Commercial Zone on Dutton Street;
 - (ii) accommodates convenience shopping including a full line supermarket and other food retailers, and a range of small shops meeting the convenience needs of the community;
 - (iii) accommodates health and other community services, possibly including a multi-function medical centre;
 - (iv) includes small-scale commercial offices for local services and employment; and
 - (v) includes a limited range of leisure facilities and services such as cafes and restaurants, a small hotel and small-scale licensed premises.
 - (b) Development of the centre incorporates design and siting measures and on-site environmental management to protect adjoining land from adverse environmental impact.
- (3) The specific outcomes and acceptable/probable solutions for the Commercial Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Commercial development in the Commercial Zone maintains the amenity of adjoining land uses by providing: <ol style="list-style-type: none"> (i) landscape buffers; (ii) screen fencing along common boundaries; (iii) placement of vehicle entrances and exits to avoid headlight glare; and (iv) sensitive placement of signs and advertising devices. 	S1	No solution specified.
P2	Development of the Walkerston Neighbourhood Centre incorporates design and siting and on-site environmental management measures to minimise: <ol style="list-style-type: none"> (i) after-hours noise, odours, intrusive night lighting and headlight glare; (ii) uncontrolled drainage; (iii) unsympathetic built form, scale and intensity; and (iv) the movement of people and vehicular 	S2	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions				
traffic, though and from the site.						
P3	<p>The built form of the Walkerston Neighbourhood Centre reinforces the distinctively spacious, low intensity and leafy urban character of Walkerston by:</p> <p>(i) sensitive design and siting of buildings; and</p> <p>(ii) providing landscaping on site including endemic species.</p>	S3.1	Buildings are designed to include pitched roofs, eaves, recessed windows and doors and awnings over footpaths.			
		S3.2	Building materials adopt the materials common to the Walkerston business centre, namely 'timber and tin'.			
		S3.3	Tilt-up panel constructions are avoided.			
		S3.4	Premises are landscaped with endemic native plant species offering shade and colourful foliage.			
P4	<p>The Walkerston Neighbourhood 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 for the Mackay Hinterland Locality Code, and grows in step with the community's needs, in accordance with population thresholds.</p> <p>Implementation notes:</p> <p>(i) A '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 household size is less than 2.5 persons, the adopted household size is based on census data.</p> <p>(ii) The catchment population for the Walkerston neighbourhood centre resides in Walkerston, Eton, Homebush and Mirani in Mirani Shire.</p> <p>(iii) The GFA values in the table are the maximum values for any component of the neighbourhood centre.</p>	S4	The Walkerston Neighbourhood Centre has an allocated GFA in accordance with the following table.			
			Population Threshold (households in trade catchment)	Shopping (m2 GFA)	Commercial And Other (m2 GFA)	Total (m2 GFA)
			Less than 5,000	2500	2000	4500
			5,000 – 7,500	3500	2500	6000
			7,500 – 10,000	5000	5000	10000
P5	Commercial development is serviced with development infrastructure for the least cost.	S5.1	Commercial development is serviced in accordance with the relevant priority infrastructure plan for the Mackay Hinterland Locality.			
		S5.2	Commercial development is linked with the existing infrastructure shown on the Information Map – Key Infrastructure.			

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

- (1) The overall outcomes 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.
 - (b) Higher density residential development is well serviced and ensures all residents have ready access to retail, commercial and other community facilities.
 - (c) The interface between higher density residential development and important ecosystems, economic and social resources is characterised by buffers to protect the amenity of higher density residential areas and ensure that the:
 - (i) integrity of the ecosystems is retained; and
 - (ii) activities of those valuable resources is not impeded by encroaching development.
 - (d) Non residential development does not adversely affect residential amenity.
- (3) The specific outcomes and acceptable/probable solutions for the Higher Density Residential Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes	Acceptable / Probable Solutions
Assessable Development	
P1 Built form is compatible with the distinctively spacious, low intensity and leafy urban character of Walkerston by: <ol style="list-style-type: none"> (i) sensitive design and siting of buildings; and (ii) providing landscaping on site including endemic species. 	S1.1 New buildings incorporate design details into the building façade such as eaves, recessed windows and doors and avoid an uninterrupted façade length of 10 m or more. S1.2 New activities are landscaped with planting of endemic native plant species offering shade and colourful foliage.
P2 Residential buildings are designed to: <ol style="list-style-type: none"> (i) make efficient use of available infrastructure; and (ii) be in keeping with the character of the locality. 	S2 No solution specified.
P3 Amenity of premises in proximity to the Peak Downs Highway is protected by providing for residential buildings being designed and sited to mitigate road traffic noise ⁷ .	S3 No solution specified.
P4 Any works undertaken in the Bakers Creek floodplain do not increase the height, alter the flow	S4 No solution specified.

⁷ Refer to the *Guidelines for Minimising Road Traffic Noise* (DMR 2000).

Specific Outcomes		Acceptable / Probable Solutions	
	path or alter the velocity of flows of flood waters in Walkerston or elsewhere in the Bakers Creek catchment.		
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 measures to control any external impacts generated by the activity.</p>	S5	No solution specified.

Division 10 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Urban Residential Zone in the Mackay Hinterland 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) Urban Residential land in Walkerston provides for the development of a range of housing choices with designs appropriate to the location and climate, and in a range of densities, and ensuring the maintenance of residential amenity.
 - (b) Residential Development in Walkerston is:
 - (i) contiguous with the existing urban areas within the Urban Residential zone and provided with adequate buffers to agricultural land (cane land); and
 - (ii) provided with development infrastructure in an orderly and efficient manner.
 - (c) Redevelopment of large allotments in the existing urban areas of Walkerston is encouraged to achieve higher residential densities and efficient use of the existing infrastructure.
 - (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 residential amenity.
 - (g) Residential subdivision includes, as appropriate to the scale of the development, a multi functional network of open space incorporating bikeways and remnant vegetation.
- (3) The specific outcomes and acceptable/probable solutions for the Urban Residential Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes	Assessable Development	Acceptable / Probable Solutions
P1	Built form reinforces the distinctively spacious, low intensity and leafy urban character of Walkerston by: <ol style="list-style-type: none"> (i) providing suitable areas of open space as part of any residential subdivision to form a continuous open space network; (ii) providing lots of a suitable size; (iii) sensitive design and siting of buildings; and 	S1.1 Urban residential estates include public open space linked, if possible, to other public open space to form a continuous network. S1.2 Urban residential lots are not less than 700 m ² in area. S1.3 Dwelling houses do not exceed two storeys in height after allowing for increased floor heights to accommodate flood heights. S1.4 Buildings are designed to include pitched roofs,

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
	(iv) providing landscaping on site including endemic species.		eaves, recessed windows and doors, and variations in facades where exceeding 10 m in length. S1.5 Residential sites are landscaped with planting of endemic native plant species offering shade and colourful foliage.
P2	The maximum density of Residential development in the Urban Residential Zone is 1 Dwelling Unit per 400m ² .	S2	No solution specified.
P3	Amenity of premises in proximity to the Peak Downs Highway is protected by providing that residential buildings are designed and sited to mitigate road traffic noise ⁸ .	S3	No solution specified.
P4	Any works undertaken in the Bakers Creek floodplain do not increase the height, alter the flow path or alter the velocity of flows of flood waters in Walkerston or elsewhere in the Bakers Creek catchment.	S4	No solution specified.
P5	Non-residential activity in the zone: (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 (ii) includes design and siting measure to control any external impacts from the activity.	S5	No solution specified.
P6	A multi-functional network of open space integrating recreational and natural features is provided.	S6	No solution specified.
P7	Rural residential development does not occur.	S7	No solution specified.

⁸ Refer to the *Guidelines for Minimising Road Traffic Noise* (DMR 2000)

Division 11 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Rural Residential Zone in the Mackay Hinterland Locality

- (1) The overall outcomes for the zone are the purpose of the Code.
- (2) The overall outcomes for the **Rural Residential zone** are the following.
 - (a) development in the rural residential zone respects and protects the high level of 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 activities ancillary to the principal use of rural residential living.
 - (c) non residential development does not adversely affect residential amenity.
 - (d) rural residential lots are created only when:
 - (i) a total of no more than 3 years supply of rural residential land will be created; and
 - (ii) the provision of services, including development infrastructure, community services and public transport, to the site is planned, cost effective and will not result in the deferral of planned provisions of services to another area.
 - (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 and access of those valuable resources is not impeded by encroaching development.⁹
 - (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, in accordance with road hierarchy principles;
 - (ii) convenient access to village level facilities, community facilities and a neighbourhood centre situated in an urban area, such that driving times to access such services do not exceed 20 minutes;
 - (iii) efficient and economical connections to development infrastructure such as a reticulated water supply, sealed road access, electricity and telecommunications network; and

⁹ 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 Hinterland Locality are as follows:

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

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

Division 12 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Urban Expansion Zone in the Mackay Hinterland 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 and largely rural use until required for development such that its future use for urban development is not compromised by inappropriate development.¹⁰
 - 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) development on land within the Urban Expansion zone, including at Walkerston, occurs in an orderly and integrated manner reflecting the 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 Planned¹¹ community that:-
 - Is predominantly residential in nature;
 - Has varying residential densities (not exceeding 1 Dwelling Unit per 400m² over the whole site);
 - Has buildings not greater than 3 storeys in height;
 - Incorporates support uses for the residential community 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) the development of Urban Expansion land results in the establishment of effective open space buffers to the good quality agricultural land.
- (3) The specific outcomes and acceptable/probable solutions for the Urban Expansion Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Development of land included in the Urban Expansion Zone, occurs in an orderly and efficient	S1	No solution specified.

¹⁰ 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.

¹¹ “**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	
	<p>manner in appropriate locations where:</p> <p>(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</p> <p>(ii) Development of land included in the Urban Expansion Zone is Master Planned.¹¹</p>		
P2	Urban residential development includes a network of streets and paths which combines to provide direct pedestrian, cyclist and vehicular access to public open space.	S2	No solution specified.
P3	<p>Separation distances and design and siting measures are provided for development adjacent to high impact activity areas and valuable economic resources such as the Pleystowe Mill, Racecourse Mill, Bakers Creek abattoir so that:</p> <p>(i) land uses achieve an appropriate level of amenity; and</p> <p>(ii) the operations of the high impact activities and valuable resource are not impeded by the proximity to incompatible land uses.</p>	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 Rural Zone in the Mackay Hinterland Locality

- (1) The overall outcomes for the zone are the purpose of the Code.
- (2) The overall outcomes for the **Rural Zone** are the following.
 - (a) rural activities undertaken on land within the Rural Zone continue unconstrained by encroachment of incompatible land uses.
 - (b) rural uses establishing adjacent to High Impact Activities (as identified on the Information Map – High Impact Activities), provide buffers to those activities.
 - (c) non-rural activities do not occur.
 - (d) development on rural zoned land adjacent to cane tramways and sugar mills includes buffers to protect the ongoing operation of that infrastructure.
 - (e) intensive rural activities on rural zoned land are located to maximise accessibility to the City's major infrastructure and minimise the need to upgrade rural infrastructure.
 - (f) any expansion of either the Pleystowe and Racecourse mills is designed to mitigate any adverse impacts on surrounding land.
- (3) The specific outcomes and acceptable/probable solutions for the Rural Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The use of land within the Rural Zone for rural purposes is sustainable over the long term by: <ol style="list-style-type: none"> (i) avoiding fragmentation of agricultural lots; and (ii) using the land according to industry best practice, including: <ol style="list-style-type: none"> (a) risk reduction for natural hazards such as bushfire, flooding, land slips and soil erosion; (b) the management of weeds and pests; (c) waste reduction and management; (d) ensuring the intensity of use is in keeping with the capacity of the land.¹² 	S1	No solution specified.
P2	The major infrastructure supporting the sugar	S2	No solution specified.

¹² 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	
	industry mills, and associated network of tramways and haul-out roads is protected from the effects of encroaching sensitive land uses.		
P3	Any expansion of either the Pleystowe and Racecourse mills is designed to mitigate any adverse impacts on surrounding land.	S3	No solution specified.
P4	Intense forms of rural activity requiring upgrade of the existing service 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.	S4	No solution specified.
P5	Non-rural activities do not occur on land included in the Rural Zone.	S5	No solution specified.
P6	Rural residential development does not occur.	S6	No solution specified.

Division 14 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Village Zone in the Mackay Hinterland Locality

- (1) The overall outcomes is the purpose of the Code.
- (2) The overall outcomes for the **Village zone** are the following.
 - (a) A diverse range of activities are established in villages, providing they:
 - (i) are generally 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 in accordance with the DFE. Alternatively, the land is filled to achieve immunity from flooding or inundation, provided there are no consequences on flooding in other parts of the City.
 - (d) The interface between village land and surrounding rural and any industry resources is characterised by buffers:
 - (i) to protect the amenity of the village areas;
 - (ii) to retain the integrity of ecosystems in the locality;
 - (iii) to minimise the impact on agricultural practices and the Pleystowe and Racecourse mills on village development; and
 - (iv) minimises the impact on the landscape setting and natural features such as riparian corridors, beach systems, estuaries, and escarpments and sloping land.
 - (e) The villages are serviced by an appropriate range of development infrastructure, in step with the needs of the community, such as a water supply and sewerage or an acceptable means of waste disposal, sealed roads, electricity and telecommunications.
 - (f) 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.
- (3) The overall outcomes for the **Village zone** in the **Pioneer and Southern Streams** precinct are:
 - (a) Development on land included in the Village zone includes:
 - (i) small scale convenience shopping; and
 - (ii) a limited range of community facilities.
 - (b) Development in the villages of Bakers Creek and Eton includes services for highway travellers where safe highway access can be provided.

- (c) Development in Bakers Creek occurs only where:
- (i) situated on land above the highest known flood and inundation levels for Bakers Creek;
 - (ii) located a suitable distance from agricultural and industrial land uses to avoid or minimise land use conflicts; and
 - (iii) a buffer of at least 100m is provided to the banks of Bakers Creek.
- (d) Development in other rural and coastal villages respects the amenity of those settlements.
- (4) The overall outcomes for the **Village zone** in the **O’Connell River and Northern Streams** precinct are:
- (a) The Village zone accommodates:
 - (i) small scale convenience shopping,
 - (ii) at Bloomsbury, Calen, and Kuttabul, services for highway travellers and tourists,
 - (iii) a limited range of community facilities.
 - (b) The particular character of villages in the precinct including Bloomsbury, Calen, Kuttabul, Midge Point and Seaforth is reinforced and enhanced by new development in those villages.
- (5) The overall outcomes for the **Village zone** in the **Reliance Creek** precinct are:
- (a) The settlements of Conningsby, Habana, Nindaroo and The Leap, accommodate only small-scale commercial facilities and services that meet some of the daily convenience needs of residents in the immediate locality.
 - (b) Some limited small-scale, highway-related tourist activities are developed at The Leap only when safe access can be gained to the highway and the demand for infrastructure arising from such development can be met efficiently and economically.
 - (c) Within the life of this Planning Scheme, neither Habana nor Nindaroo will grow to the point where convenience services such as shopping and community facilities are provided.
- (6) The specific outcomes and acceptable/probable solutions for the Village Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Development on land included in the Village zone is consistent with the overall outcomes of the Code and outcomes for the zone by remaining as small, low intensity settlements offering limited community facilities and services.	S1	No solution specified.
P2	Land uses are complementary to existing uses in each village in terms of intensity of the use, building scale, and potential traffic generation.	S2	No solution specified.
P3	Convenience shopping and other convenience-based commercial facilities and services are limited to:	S3	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
	<ul style="list-style-type: none"> (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; (ii) servicing some of the needs of highway travellers where safe highway access can be provided; and (iii) buildings of a complementary scale, intensity, character and amenity. 		
P4	Community facilities such as meeting rooms, public recreation grounds and schools are located where they are retained in key locations.	S4	No solution specified.
P5	<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 where :</p> <ul style="list-style-type: none"> (i) where safe highway access can be provided; and (ii) where a need is demonstrated. 	S5	No solution specified.
P6	All activities are accessed safely and are provided with services appropriate for the use.	S6.1	For sites fronting a State-controlled road, access is provided in accordance with Department of Main Roads.
		S6.2	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.
		S6.3	All sites are provided with a potable water supply sufficient for 6 months usage plus a further 3 months for contingencies such as prolonged drought or fire hazard.
		S6.4	All sites are provided with a means for safely disposing of septic effluent on site in accordance with DNRM guidelines for the on-site treatment and disposal of septic effluent.
		S6.5	All sites are provided with mains electricity and telecommunications services.
P7	Rural residential development does not occur.	S7	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
Pioneer River & Southern Streams Precinct			
P1	Development in Baker's Creek occurs only where it can be situated above the known flood levels and are located so as not to adversely affect existing agricultural and industrial uses in the vicinity, or the water quality of Baker's Creek itself.	S1	Development in Baker's Creek: <ul style="list-style-type: none"> (i) is situated above the highest known flood and inundation levels for Baker's Creek; (ii) is a minimum of 250m from nearby agricultural or industrial uses; and (iii) is a minimum of 100m from the banks of Baker's Creek.
P2	All buildings in Bakers Creek and Eton are consistent with and contribute to the visual character of villages in the highway corridor by: <ul style="list-style-type: none"> (i) adopting suitable heights which are similar to the height of existing buildings in the village; (ii) adopting suitable setbacks which complement the existing building setbacks in the street; and (iii) including variations in façade treatments to create visual interest to the streetscape, particularly when fronting the Bruce Highway. 	S2	New buildings: <ul style="list-style-type: none"> (i) are a maximum height of two storeys for all purposes except industrial purposes for which buildings are a maximum height of 10m; (ii) are set back a minimum distance of 20m for lots fronting the Bruce Highway and a minimum distance of 10m for other lots; and (iii) incorporate design details into the building façade such as eaves, recessed windows and doors and avoid an uninterrupted façade length of 10m or more.
P3	Village lots fronting the Bruce Highway and Peak Downs highway are landscaped and include a landscape buffer to the road frontage which maintains the visual amenity of travellers.	S3	Landscaping on the site includes a minimum buffer strip of 5 m to the Bruce Highway and Peak Downs Highway road frontage.
P4	The amenity of the coastal and rural settlements of Chelona, Dunnrock, Homebush, McEwens Beach, Oakenden, Sunnyside and Pleystowe is maintained through appropriate development that, where relevant: <ul style="list-style-type: none"> (i) maintains access to views and vistas of the coastal scenery; (ii) protects the scenic rural and environmental values of the surrounding areas which provide attractions for residents and visitors; and (iii) includes built forms and other works that do not dominate the landscape. 	S4	<ul style="list-style-type: none"> (i) A buffer of a minimum width of 100m is provided adjacent to any sensitive environment including land: <ul style="list-style-type: none"> (a) below the highest astronomical tide; or (b) within a National Park or conservation reserve. (ii) Buildings and structures: <ul style="list-style-type: none"> (a) do not exceed 8.5 m or two storeys in height, whichever is the greater; (b) incorporate pitched roofs with eaves and open verandahs; and (c) are not constructed of highly reflective materials.
O'Connell River and Northern Streams Precinct			
P1	All buildings in Bloomsbury, Calen and Kuttatubul are consistent with and contribute to the visual character of villages in the highway corridor by: <ul style="list-style-type: none"> (i) adopting suitable heights which are similar to the height of existing buildings in the village; (ii) adopting suitable setbacks which complement the existing building setbacks 	S1	New buildings: <ul style="list-style-type: none"> (i) are a maximum height of two storeys for all purposes except industrial purposes for which buildings are a maximum height of 10.0m; (ii) are set back a minimum distance of 20m for lots fronting the Bruce Highway and a minimum distance of 10m for other lots;

Specific Outcomes		Acceptable / Probable Solutions	
	<p>in the street; and</p> <p>(iii) including variations in façade treatments to create visual interest to the streetscape, particularly when fronting the Bruce Highway.</p>		<p>and</p> <p>(iii) incorporate design details into the building façade such as eaves, recessed windows and doors and avoid an uninterrupted façade length of 10m or more.</p>
P2	Village lots fronting the Bruce Highway are landscaped and include a landscape buffer to the road frontage which maintains the visual amenity of travellers.	S2	Landscaping on the site includes a minimum buffer strip of 5 metres to the Bruce Highway road frontage.
P3	<p>Village development in Midge Point and Seaforth achieves a seaside village character derived from the:</p> <p>(i) containment of settlement into the bays of each location;</p> <p>(ii) integrated relationship between the built form, and the landscape; and</p> <p>(iii) small-scale low intensity of use.</p>	<p>S3.1 The extent of settlement is confined to the extent of the Village zone shown on the Zone Map.</p> <p>S3.2 All buildings:</p> <p>(i) do not exceed 8.5m or two storeys in height, whichever is the greater;</p> <p>(ii) are set back from the street frontage by a least 10m;</p> <p>(iii) incorporate pitched roofs with eaves and open verandahs; and</p> <p>(iv) are not constructed of highly reflective materials.</p> <p>S3.3 Residential uses in Seaforth and Midge Point do not exceed a site density of 50 persons per hectare and do not exceed a site coverage of 35%.</p> <p>S3.4 Commercial activities do not exceed a floor space to site area ratio of 0.5 and do not exceed a site coverage of 50%.</p> <p>S3.5 Landscaping on site incorporates:</p> <p>(i) endemic native plant species; and</p> <p>(ii) densely planted buffer strips of at least 3 metres wide to road frontages for non-residential activities.</p>	
P4	<p>Village development of Ball Bay, Holiday Bay, Hampden, St. Helen's Beach and Yalboroo:</p> <p>(i) maintains access to views and vistas of the coastal scenery;</p> <p>(ii) protects the scenic and environmental values of the surrounding natural areas which provide attractions for residents and visitors; and</p> <p>(iii) includes built forms and other works that do not dominate the landscape.</p>	<p>S4.1 A buffer of a minimum width of 100m is provided adjacent to any sensitive environment including land:</p> <p>(i) below the highest astronomical tide; or</p> <p>(ii) within a National Park or conservation reserve.</p> <p>S4.2 Buildings and structures:</p> <p>(i) do not exceed 8.5m or two storeys in height, whichever is the greater;</p> <p>(ii) are set back from the street frontage by a least 10m;</p> <p>(iii) incorporate pitched roofs with eaves and open verandahs; and</p> <p>(iv) are not constructed of highly reflective materials.</p>	

Specific Outcomes		Acceptable / Probable Solutions	
Reliance Creek Precinct			
P1	Village development in Conningsby, Habana, Nindaroo and the Leap is consistent with the overall outcomes of the Code and outcomes for the zone by remaining: <ul style="list-style-type: none"> (i) within land included in the Village Zone; and (ii) as small, low intensity settlements offering limited community facilities and services. 	S1	No solution specified.

Division 15 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Special Activities (Tourism) Zone in the Mackay Hinterland 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, including to 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) Rural Residential development does not occur.
 - (h) 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) In addition, the overall outcomes for the **Special Activities (Tourism) zone** in the **O'Connell River and Northern Streams precinct** are:
 - (a) Laguna Quays, north of Midge Point, functions as a highly developed integrated tourist resort without further intensification unless in accordance with an existing development approval.

- (b) Small scale, low impact tourist accommodation in the form of rental cottages, caravan parks, cabins and camping grounds are established at Seaforth, Holiday Bay, Ball Bay and Cape Hillsborough.
 - (c) Small scale tourist facilities such as small convenience shops, kiosks and leisure equipment hire outlets are established at Seaforth and Holiday Bay.
 - (d) Dwelling houses, or cottages for holiday rentals and small-scale camping grounds, are established at St Helen's Beach.
- (4) The specific outcomes and acceptable/probable solutions in the Special Activities (Tourism) zone in the Mackay Hinterland 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 occur on land in the Special Activities (Tourism) Zone.
P2	<p>Tourism development is subservient to the rural and coastal landscape character of the locality by adopting building designs, effective site landscaping and construction techniques which:</p> <ul style="list-style-type: none"> (i) maximise articulation in facades and rooflines to ameliorate building bulk and mass; (ii) use materials and colours that blend into the landscape; (iii) minimise the loss of natural vegetation; and (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. 	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> <ul style="list-style-type: none"> (i) the built form: <ul style="list-style-type: none"> (a) presents a distinctive design theme; (b) is subservient to the landscape in terms of building heights, materials, colours and advertising devices, and (c) is of a form, scale, intensity and architecture which complements rather than dominates the surrounding locality; (ii) windows, doors, paths, recreation areas, car parking or other areas used by tourists do not 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 	S3	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
	<p>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>		
P4	Tourism development is serviced by sustainable infrastructure including roads, water supply, sewerage disposal, storm-water disposal, and emergency access in accordance with best practice standards.	S4	No solution specified.
P5	Rural residential or Urban Residential development does not occur.	S5	No solution specified.
P6	Land in the Special Activities (Tourism) zone is used for Tourism purposes.	S6	No solution specified.

Division 16 Overall & Specific Outcomes and Probable & Acceptable Solutions for the Industry (High Impact) Zone in the Mackay Hinterland 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 zone including the Baker's Creek Abattoir, Racecourse Mill and Pleystowe Mill and operate generally free from the constraining effects of inappropriate or sensitive activities either within or adjacent to such areas.
 - (b) Industry (High Impact) developments incorporate design and siting measures of on-site environmental management to maintain air and water quality, avoid traffic noise and other emissions from impacting on nearby uses to the extent that those uses are adversely affected.
 - (c) Industry (High Impact) developments have finished floor levels above the flood and inundation level as defined in the Flood and Inundation Management Overlay Code.
 - (d) Where additional drainage and filling works are provided the impact of flooding and inundation is not made worse as a consequence of such works.
- (3) The specific outcomes and acceptable/probable solutions for the Industry (High Impact) Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Industrial development in the Industry (High Impact) zone will comprise mostly: <ol style="list-style-type: none"> (i) larger scale industry (i.e. requiring greater than 3500m² site area); or (ii) requiring additional infrastructure such as road widening, power supply; or (iii) has an impact that is likely to require buffering or restrictions on hours of operations. 	S1	No solution specified.
P2	Industry (High Impact) developments: <ol style="list-style-type: none"> (i) have buffers or other mitigating measures to screen nearby sensitive activities from the operational impacts of the industrial activity; (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 (iii) measures for the treatment and disposal of stormwater and waste water to remove insoluble pollutants (eg sediments, sludges and oily residues). 	S2	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
P3	<p>Industries are appropriately located with respect to the road network¹³ so as to:</p> <ul style="list-style-type: none"> (i) provide for an unconstrained access to prevent the introduction of heavy vehicle traffic into local streets; and (ii) have industrial traffic located on roads designed and constructed for such use. 	S3	No solution specified.
P4	<p>Industries do not impact on the use of other sites, in particular do not:</p> <ul style="list-style-type: none"> (i) cause increased traffic flows in local streets; (ii) release unacceptable or uncontrolled emissions or contaminants to the environment; and (iii) generate noise above acceptable levels. <p>Note: Provisions of the Environmental Protection Policy (Air), Environmental Protection Policy (Water) and Environmental Protection Policy (Noise) apply.</p>	S4	No solution specified.

¹³ The Department of Main Roads regulates access onto State – controlled roads.

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

- (1) The overall outcomes are the purpose of the Code.
- (2) The overall outcomes for the **Industry (Low Impact) zone** are the following.
 - a) The zone accommodates primarily service industries which benefit from their location adjacent to the Peak Downs Highway.
 - b) All activities are accessed from the arterial or sub-arterial road network.
 - c) Industry (Low Impact) developments incorporate design and siting measures and on-site environmental management measures to avoid adverse environmental impacts upon the surrounding ecosystems and the nearby rural residential areas. In particular to:
 - (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.
 - d) Industry (Low Impact) developments have finished floor levels above the flood and inundation level as defined in the Flood and Inundation Management Overlay Code.
 - 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 large scale non-industrial use is not consistent with the overall outcomes for the zone.
- (3) The specific outcomes and acceptable/probable solutions for the Industry (Low Impact) Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	The Industry (Low Impact) zone will comprise industrial activities of: <ol style="list-style-type: none"> (i) Small scale operations (i.e. requiring a site area of no more than 3500m²); and (ii) Does not usually require out of normal business hours operations. 	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	S2	No solution specified.

Specific Outcomes		Acceptable / Probable Solutions	
	similar activities)		
P3	<p>Industry (Low Impact) developments:</p> <ul style="list-style-type: none"> (i) have buffers or other mitigating measures to screen nearby sensitive activities from the operational impacts of the industrial activity; (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 (iii) measures for the treatment and disposal of stormwater and waste water to remove insoluble pollutants (eg sediments, sludges and oily residues). 	S3	No solution specified.
P4	<p>Industries are appropriately located with respect to the road network¹⁴ so as to:</p> <ul style="list-style-type: none"> (i) provide for a suitable unconstrained access point to prevent the introduction of heavy vehicle traffic into local streets; and (ii) have industrial traffic located on roads designed and constructed for such use. 	S4	No solution specified.
P5	<p>Industries do not impact on the use of other sites, by:</p> <ul style="list-style-type: none"> (i) causing increased traffic flows in local streets; (ii) releasing unacceptable or uncontrolled emissions or contaminants to the environment; and (iii) generate noise above acceptable levels. <p>Note: Provisions of the Environmental Protection Policy (Air), Environmental Protection Policy (Water) and Environmental Protection Policy (Noise) apply.</p>	S5	No solution specified.

¹⁴ 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 Hinterland Locality

- (1) The overall outcomes for the zone are the purpose of the Code.
- (2) The overall outcome for the **Sport and Recreation zone** is:
 - (a) Development occurs in response to a demand for enhanced community sport and recreation facilities in the locality.
 - (b) 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 Hinterland Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Buildings, works and intensity of land use maintains the open space landscape character of the zone.	S1	No solution specified.
P2	Rural residential development does not occur.	S2	No solution specified.

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

- (1) The overall outcomes for the zone are the purpose of the Code.
- (2) The overall outcome for the **Public Purposes zone** is:
 - (a) Land set aside for public purposes continues to be:
 - (i) free of the effects of incompatible land uses; and
 - (ii) redeveloped with a floor clearance of flooding and inundation as defined in the Flood and Inundation Management Overlay Code.
- (3) The specific outcomes and acceptable/probable solutions for the Public Purposes Zone in the Mackay Hinterland Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Buildings, works and intensity of land use maintains the open space landscape character of the zone.	S1	No solution specified.

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

- (1) The overall outcomes for the zone are the purpose of the Code.
- (2) The overall outcomes for the **Open Space zone** are the following.
 - (a) The open space areas on the headlands, beachfront land, wetlands hill slopes, ridgelines and remnant vegetation accommodate low impact activities and works so as to maintain:
 - (i) the biodiversity, habitat and landscape character values of the open space and provide recreational opportunities for residents and visitors; and
 - (ii) avoid works or buildings which dominate the landscape.
 - (b) Elsewhere, open space areas within the rural and coastal villages accommodate low key and low intensity community facilities to enhance the passive recreational use of these areas.
 - (c) 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.
- (3) The specific outcomes and acceptable/probable solutions for the Open Space Zone in the Mackay Non-Urban Locality are as follows:

Specific Outcomes		Acceptable / Probable Solutions	
Assessable Development			
P1	Buildings, works and intensity of land use maintains the open space landscape character of the zone.	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	Rural residential development does not occur.	S3	No solution specified.