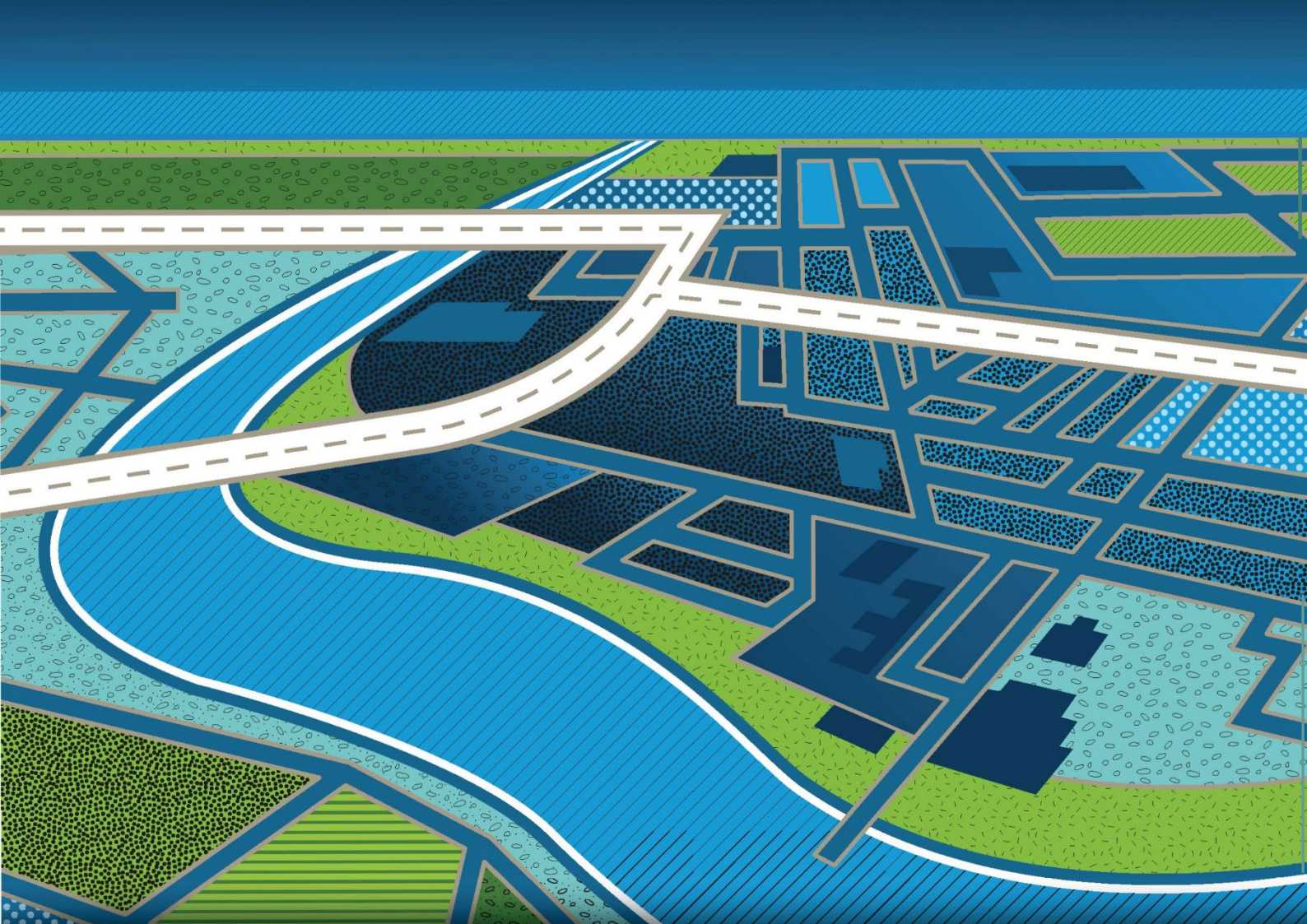




Mackay Region

PLANNING SCHEME

ONE REGION, ONE VISION

Mackay Region Planning Scheme 2017
Version 5.0

Citation and commencement

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

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

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

Amendments to the planning scheme are included at Appendix 2.

Community statement

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

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

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

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

Strategic vision

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

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

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

Part 1 About the planning scheme

1.1 Introduction

- (1) The Mackay region planning scheme (planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
- (2) The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) by the Minister's rules under section 293 of the Act on 26 July 2017.
- (3) In seeking to achieve this purpose, the planning scheme sets out Mackay Regional Council's intention for the future development in the planning scheme area, over the next 20 years.
- (4) The planning scheme seeks to advance state and regional strategies, including state planning policies and the Mackay Isaac Whitsunday regional plan, through more detailed local responses, taking into account the local context.
- (5) While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
- (6) The planning scheme applies to the planning scheme area of Mackay Regional Council including all premises, roads, internal waterways and tidal areas, and interrelates with the surrounding local government areas illustrated in Figure 1.

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

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

Figure 1 – Local government planning scheme area and context



1.2 Planning scheme components

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

- (xix) Special purpose zone
 - (A) Future road precinct (precinct no. SP1)
- (xx) Specialised centre zone
 - (A) Showrooms and hardware precinct (precinct no. SC1)
 - (B) Tavern precinct (precinct no. SC2)
- (xxi) Sport and recreation zone
- (xxii) Tourism zone
- (xxiii) Township zone
- (g) the following local plans:
 - (i) Mackay city centre local plan:
 - (A) City core precinct (precinct no. CC1)
 - (B) City mixed use precinct (precinct no. CC2)
 - (C) Education mixed use precinct (precinct no. CC3)
 - (D) Exhibition / events precinct (precinct no. CC4)
 - (E) Civic precinct (precinct no. CC5)
 - (ii) Marian central local plan
- (h) the following overlays:
 - (i) Acid sulfate soils overlay
 - (ii) Agricultural land overlay
 - (iii) Airport environs overlay
 - (iv) Biodiversity overlay
 - (v) Bushfire hazard overlay
 - (vi) Extractive resources and high impact activities overlay
 - (vii) Flood and coastal hazards overlay
 - (viii) Flood risk (Finch Hatton) overlay
 - (ix) Heritage and neighbourhood character overlay
 - (x) Landscape character and image corridor overlay
 - (xi) Landslide hazard overlay
 - (xii) Regional infrastructure overlay
 - (xiii) Road hierarchy overlay (overlay involves map for information purposes only and therefore no overlay code is provided in Part 8)
 - (xiv) Transport noise corridor overlay (overlay involves map for information purposes only and therefore no overlay code is provided in Part 8)
- (i) the following development codes:
 - (i) use codes:
 - (A) Caretaker's accommodation, dwelling unit and rural workers accommodation code
 - (B) Centre activities code
 - (C) Childcare centre code
 - (D) Community activities code
 - (E) Dwelling house code
 - (F) Extractive industry code
 - (G) Home-based business code
 - (H) Industry activities code
 - (I) Intensive rural activities code

- (J) Market and roadside stall code
 - (K) Multiple dwelling activities code
 - (L) Nature-based tourism code
 - (M) Outdoor business activities code
 - (N) Parking station code
 - (O) Recreation activities code
 - (P) Sales office code
 - (Q) Service station and car wash code
 - (R) Ship-sourced pollutants reception facilities in marinas code
 - (S) Short term accommodation code
 - (T) Telecommunications facility code
 - (U) Tourist park and relocatable home park code
 - (ii) other development codes:
 - (A) General development requirements code
 - (B) Healthy waters code
 - (C) Reconfiguring a lot code
 - (j) the following other plans:
 - (i) land use plans under the *Transport Infrastructure Act 1994*
 - (ii) land use plan under the *Airport Assets (Restructuring and Disposal) Act 2008*
 - (iii) Priority Development Area under the *Economic Development Act 2012*
 - (iv) State Development Area under the *State Development and Public Works Organisation Act 1971*
 - (k) schedules and appendices:
 - (i) Schedule 1 Definitions
 - (ii) Schedule 2 Mapping
 - (iii) Schedule 3 Local government infrastructure plan mapping and support material
 - (iv) Schedule 4 Notations required under the *Planning Act 2016*
 - (v) Schedule 5 Designation of premises for development
 - (vi) Appendix 1 Index and glossary of abbreviations and acronyms
 - (vii) Appendix 2 Table of amendments.
- (2) The following planning scheme policies support the planning scheme:
- (a) Planning scheme policy – bushfire
 - (b) Planning scheme policy – constructed lakes
 - (c) Planning scheme policy – cycle facilities and pathway design
 - (d) Planning scheme policy – geometric road design
 - (e) Planning scheme policy – healthy waters
 - (f) Planning scheme policy – landscape
 - (g) Planning scheme policy – open space
 - (h) Planning scheme policy – pavement design
 - (i) Planning scheme policy – quality assurance requirements for design
 - (j) Planning scheme policy – site regrading
 - (k) Planning scheme policy – stormwater drainage design
 - (l) Planning scheme policy – structures / bridge design
 - (m) Planning scheme policy – subsurface drainage design
 - (n) Planning scheme policy – water and sewerage (CTM Water Alliance)

1.3 Interpretation

1.3.1 Definitions

- (1) A term used in the planning scheme has the meaning assigned to that term by one of the following:
 - (a) the *Planning Act 2016* (the Act)
 - (b) the *Planning Regulation 2017* (the Regulation)
 - (c) the definitions in schedule 1 of the planning scheme
 - (d) the *Acts Interpretation Act 1954*; or
 - (e) the ordinary meaning where that term is not defined in any of the above.
- (2) In the event a term has been assigned a meaning in more than one of the instruments listed in subsection 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
- (3) A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
- (4) A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document or standard.
- (5) A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

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

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

- (1) Standard drawings contained in codes or schedules are part of the planning scheme.
- (2) Maps provide information to support the outcomes and are part of the planning scheme.
- (3) Notes are identified by the title 'note' and are part of the planning scheme.
- (4) Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, are identified by the title 'editor's note' and 'footnote' and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note – this is an example of a note.

Editor's note – this is an example of an editor's note.

Footnote¹ – this is an example of a footnote.

1.3.3 Punctuation

- (1) A word followed by ';' or ', and' is considered to be 'and'
- (2) A word followed by '; or' means either or both options can apply.

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

- (1) The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:
 - (a) if adjoined on both sides by land in the same zone – the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land

- (b) if adjoined on one side by land in a zone and adjoined on the other side by land in another zone – the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries
- (c) if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone – the entire waterway or reclaimed land is in the same zone as the adjoining land
- (d) if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

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

1.4 Categories of development

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

- (a) accepted development

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

- (b) assessable development

- (i) code assessment
- (ii) impact assessment

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

- (c) prohibited development.

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

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

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

1.5 Hierarchy of assessment benchmarks

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

- (a) the strategic framework prevails over all other components to the extent of the inconsistency for impact assessment;
- (b) relevant codes as specified in schedules 6 and 10 of the Regulation prevail over all other components to the extent of the inconsistency;
- (c) overlays prevail over all other components (other than the matters mentioned in (a) and (b)) to the extent of the inconsistency;
- (d) local plan codes prevail over zone codes, use codes and other development codes to the extent of the inconsistency;
- (e) zone codes prevail over use codes and other development codes to the extent of the inconsistency;
- (f) provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

- (1) Section 17(b) of the Regulation identifies the assessment benchmarks for building work that a local planning instrument must not change the effect to the extent the building work is regulated under the building assessment provisions unless permitted under the *Building Act 1975*.
- (2) The building assessment provisions are listed in section 30 of the *Building Act 1975*.

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

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

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

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

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

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

Table 1.6.1 – Building assessment provisions in the planning scheme

Description	Planning scheme part	Building Act (BA) 1975, Building Regulation (BR) 2021 or Queensland Development Code (QDC) reference
Bushfire prone areas		
Description of bushfire prone areas for the BCA	• Section 1.7.1 • Bushfire hazard overlay code, the Note section in 8.2.5.1 only • Bushfire Hazard Overlay Map: maps BH - 1 to BH - 20, BH - 22 to BH - 26, BH - 28 to BH - 42, BH - 44 to BH - 53, BH - 55 to BH - 82	Section 32(a) BA 1975 and section 7 BR 2021
Flood hazard		
Designation of a flood hazard area	• Section 1.7.2 • Flood and coastal hazards overlay code, the Note to section 8.2.7.1 only • Flood risk (Finch Hatton) overlay code, the Note to section 8.2.8.1 only • Flood Hazard overlay map: maps FC - FH - 5, FC - FH - 25, FC - FH - 26, FC - FH - 29 to FC - FH - 50, FC - FH - 59 to FC - FH - 61, FC - FH - 63 to FC - FH - 65 • Flood risk (Finch Hatton) overlay map: maps FR-01, FR-	Section 32(a) BA 1975 and section 8(1) BR 2021

	02, FR-03 and FR-04 - Land not identified on the Flood and coastal hazards overlay maps as within: Areas affected by 1% AEP flood event, Areas affected by 0.2% AEP flood event, but is: - affected by “defined flood event” - lower than the “minimum floor level” prescribed by 9.3.5 Dwelling house code Acceptable outcome AO3(b)(iii) and (iv) and 9.4.1 General development requirements code AO29.1(b)(iii) and (iv)	
Declaration of the defined flood event	SC1.2 – Administrative terms, definition for “defined flood event”	Section 32(a) BA 1975 and section 8(1) BR 2021
Declaration of a freeboard that is more than 300mm	8.2.7 – Flood and coastal hazards overlay code, PO1 and AO1.1 8.2.8 Flood risk (Finch Hatton) overlay code, Table 8.2.8.3.B – Land use immunity 9.3.5 – Dwelling house code, PO3 and AO3 9.4.1 – General development requirements code, PO29 and AO29.1	Section 32(a) BA 1975 and section 8(1)(b)(iv) BR 2021
Declaration of the finished floor level of class 1 buildings built in all or part of the flood hazard area	8.2.7 – Flood and coastal hazards overlay code, PO1 and AO1.1 8.2.8 Flood risk (Finch Hatton) overlay code, Table 8.2.8.3.B – Land use immunity 9.3.5 – Dwelling house code, PO3 and AO3 9.4.1 – General development requirements code, PO29 and AO29.1	Section 32(a) BA 1975 and section 8(1)(b)(v) BR 2021
Alternative provisions to QDC		
Building clearance provisions	8.2.8 Heritage and neighbourhood character overlay code: - PO1 and AO1.1 - PO2 and AO2.1 - PO9 and AO9.4, AO9.5 9.3.5 Dwelling house code: - PO1 and AO1.1, AO1.2, AO1.3 and AO1.4 - PO2 and AO2.1, AO2.2	Section 33(2) BA 1975 (Performance criteria 1 and 2 under QDC part 1.1 and part 1.2)
Site cover provisions	9.3.5 Dwelling house code: - PO5 and AO5 - PO6 and AO6.1	Section 33(2) BA 1975 (Performance criteria 3 under QDC part 1.1 and part 1.2)

Description	Planning scheme part	Building Act (BA) 1975, Building Regulation (BR) 2021 or Queensland Development Code (QDC) reference
Varied provisions to QDC		
Building height provisions	9.3.5 Dwelling house code: • PO4 and AO4.1, AO4.2, AO4.3 • PO6 and AO6.2	Section 33(2) BA 1975 and Part 3 section 6(2) BR 2021 (Performance criteria 4 under QDC part 1.1 and part 1.2)

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

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

1.7 Local government administrative matters

1.7.1 Designated bushfire prone area for AS 3959-2009 – Construction of buildings in bushfire prone areas

For the purposes of section 32(a) of the BA 1975 and part 3, section 12 of the BR 2006, land identified in Table 1.7.1 is a designated bushfire prone area.

Table 1.7.1 – Designated bushfire prone area for AS3959-2009

Designated bushfire prone area	Land identified in the following categories on the Bushfire Hazard Overlay Map: maps BH - 1 to BH - 20, BH - 22 to BH - 26, BH - 28 to BH - 42, BH - 44 to BH - 53, BH - 55 to BH - 82: • Very high bushfire hazard area • High bushfire hazard area • Medium bushfire hazard area • Within 100m of a bushfire hazard area

1.7.2 Designated flood hazard area for the Queensland Development Code part MP3.5

For the purposes of section 32(a) of the BA 1975, section 13(1)(a) of the BR 2006 and QDC part MP3.5 – Construction of buildings in flood hazard areas, the land identified in Table 1.7.2 is a 'designated flood hazard area'

Table 1.7.2 – Designated flood hazard area for QDC part MP3.5

Designated flood hazard area	Land identified in the following categories on the Flood Hazard Overlay Map: maps FC - FH - 5, FC - FH - 25, FC - FH - 26, FC - FH - 29 to FC - FH - 50, FC - FH - 59 to FC - FH - 61, FC - FH - 63 to FC - FH - 65: • Areas affected by 1% AEP flood event • Areas affected by 0.2% AEP flood event
	Land not identified on the Flood and coastal hazards overlay maps as within: Areas affected by 1% AEP flood event, Areas affected by 0.2% AEP flood event, but: • affected by "defined flood event" • lower than the "minimum floor level" prescribed by 9.3.5 Dwelling house code Acceptable outcome AO3(b)(iii) and (iv) and 9.4.1 General development requirements code AO29.1(b)(iii) and (iv)

Part 2 State planning provisions

2.1 State planning policy

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

Aspects of the state planning policy appropriately integrated

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

Aspects of the state planning policy not integrated

Nil

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

Nil

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

2.2 Regional plan

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

2.3 Referral agency delegations

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

Table 2.3.1 – Delegated referral agency jurisdictions

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

2.4 Regulated requirements

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

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

Part 3 Strategic framework

3.1 Preliminary

- (1) The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.
- (2) Mapping for the strategic framework is included in Schedule 2.
- (3) For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
 - (a) the strategic intent;
 - (b) the following eight themes that collectively represent the policy intent of the scheme:
 - (i) settlement pattern;
 - (ii) natural environment and regional landscapes;
 - (iii) strong communities;
 - (iv) natural resource management;
 - (v) transport;
 - (vi) infrastructure;
 - (vii) strong economy;
 - (viii) sustainability, climate change and natural hazards;
 - (c) the strategic outcome/s sought for development in the planning scheme area for each theme;
 - (d) the element/s that refine and further describe the strategic outcomes;
 - (e) the specific outcomes sought for each, or a number of, elements; and
 - (f) the land use strategies for achieving these outcomes.
- (4) Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the planning scheme.

3.2 Strategic intent

3.2.1 Regional strategic vision

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

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

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

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

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

3.2.2 Growth management and urban consolidation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

low-intensity rural uses with limited built form and infrastructure that do not compromise future industrial development of the land.

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

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

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

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

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

Finch Hatton and Eungella townships may offer future low-intensity development opportunities that support the Finch Hatton mountain bike trail network and other localised tourism activities, based on meeting demand, addressing infrastructure provision, and avoiding high risk natural hazards.

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

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

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

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

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

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

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

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

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

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

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

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

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

The **sugar cane industry** is supported through protection of agricultural land, supporting infrastructure and enabling diversification of sugar production into energy production, bio-products and other useable products at Racecourse and Plane Creek Mills. The current and future productivity and operational efficiency of the region's sugar mills, including co-generation, sugar refining and bio-product operations, other future agricultural and bio-industry related diversification projects in the region, and associated supporting infrastructure are protected from, and not compromised by, the encroachment of sensitive or incompatible non-residential development.

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

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

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

Tourism opportunities range from activities showcasing natural assets in the region including mountains, forests, beaches and reefs, to other valued qualities including regional recreation resources, the region's landscape character, integrated resorts such as Brampton Island, Keswick Island, Laguna Quays, Lindeman Island and other tourist nodes. Mackay Marina Village and East Point (Mackay Harbour), within the Mackay urban area, provides recreational and tourism opportunities that respect environmental constraints of the area and benefits from the unique location on the riverine and / or seaside foreshore. Rural areas and townships support a variety of compatible small scale tourism activities, experiences and offerings where they do not have adverse impacts on the natural environment, supply of agricultural land, landscape character and amenity for surrounding residents. These form the foundation for the further development of a vibrant and sustainable tourism industry that celebrates and supports the region's unique qualities and tourism assets. It is important these assets are protected for their many values and can be enjoyed by residents and visitors.

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

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

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

Development responds to the **tropical climate and incidence of flooding** by providing sufficient drainage infrastructure for minor local flooding or overland flow, using water sensitive design of road infrastructure and open spaces, and establishing evacuation routes through disaster risk management. Urban and rural residential development adopts best practice water catchment planning, water cycle management and tropical building design. Settlements in the Mackay region

adjust to the risks associated with natural hazards through appropriate location and design of urban development and new development avoids places at significant risk of hazard.

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

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

The unique cultural, spiritual and historic associations of the traditional owners of land and waters in the region are acknowledged and valued. Development does not diminish places, areas, land, landscapes, sites and artefacts that have significance to the traditional owners, including places that provide a connection to the past, or to past or current cultural and traditional practices¹. In locations where some form of development is appropriate, new development is respectful and compatible with the site's cultural heritage values.

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

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

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

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

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

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

¹ Development that may impact upon matters of Aboriginal and Torres Strait cultural heritage supports the requirements of the *Aboriginal Cultural Heritage Act 2013* and the *Torres Strait Islander Cultural Heritage Act 2003*.

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

3.2.3 Network of centres and industrial areas

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

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

The **City Centre**² as principal centre in the region provides a range of functions as the:

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

Major centres are sub-regional activity nodes that provide a diverse mix and concentration of retail, commercial, small-scale offices, higher density residential, health services, community, cultural and entertainment facilities that do not compromise the viability, role or function of the principal centre (the City Centre) and other designated centres in the centres network. The built form enables development of a higher density than the surrounding area, achieves high quality design outcomes in the public realm that responds to the tropical climate and landscape setting, and enables buildings to address the public realm through active and articulated frontages and a human scale.

The major centres in the Mackay urban area are located at Mount Pleasant and Rural View. The southern portion of the Mackay region is served by a major centre in Sarina. The Mount Pleasant major centre's catchment includes the Mackay's inner and middle northern suburbs and rural communities to the north. The Rural View major centre's catchment includes the suburbs of Mackay's northern beaches. The Sarina major centre (Sarina town centre) serves a catchment that includes the

² Parts of the City centre are located within the Mackay Waterfront Priority Development Area (PDA). Refer to the Mackay Waterfront PDA development scheme for development requirements and assessment under the *Economic Development Act 2012*.

Sarina urban area, Sarina's coastal communities and rural communities in the southern portion of the region.

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

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

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

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

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

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

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

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

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

3.3 Settlement pattern

3.3.1 Strategic outcomes

- (1) The pattern of planned land use:
 - (a) integrates existing and future development;
 - (b) aligns with the assumptions contained in the local government infrastructure plan for the planned expansion of key urban areas;
 - (c) ensures development is located and designed to maximise the economically efficient extension and safe operation of infrastructure;
 - (d) provides appropriate infill development;
 - (e) increases densities and housing choice;
 - (f) maintains the natural functions and scenic qualities of the landscape; and
 - (g) minimises impacts on and loss of agricultural land and areas of environmental significance.
- (2) The Mackay region achieves efficient use of land and infrastructure within a compact urban form. Urban development is contained within the urban area to:
 - (a) ensure that development for urban purposes and trunk infrastructure is sequenced in an orderly, planned and economically efficient manner;
 - (b) maintain and enhance continued access to urban services, recreational and social infrastructure;
 - (c) protect agricultural land, environmentally sensitive, physically constrained and scenic land from urban expansion;
 - (d) protect areas of environmental significance;
 - (e) integrate land use and transport within the compact urban form;
 - (f) encourage the use of active transport and passenger transport in major urban areas and reduce single-occupancy car dependency;
 - (g) foster a strong and positive sense of place and community cohesion and connectedness; and
 - (h) ensure development avoids or minimises the exposure of coastal communities to the risk of adverse coastal hazard impacts.
- (3) The City Centre is the principal mixed-use centre and is complemented by a network of major, district, local, neighbourhood and specialised centres in the region. The retail, commercial, civic and social services in the City Centre serve the wider Greater Whitsunday region.
- (4) Residential and employment areas are located in a manner that reduces travel time, supports housing affordability and promotes active and public transport options in the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani.
- (5) Residential communities are connected to and focused around centres that provide retail facilities, employment opportunities, an appropriate range of community facilities, and open space and recreational uses. A significant proportion of residential properties in urban areas are within walking distance of a centre.
- (6) Infill development is encouraged in the urban areas of Mackay, Walkerston, Sarina, Marian and Mirani to achieve effective utilisation of land and infrastructure within a compact urban form. Infill development includes the increase of residential densities at appropriate locations to provide housing choice and focuses on development around centres, major transport corridors, and areas of high amenity.
- (7) Urban areas are designed to respond to the tropical climate and incorporate water sensitive design and energy conservation measures.

- (8) Rural residential development provides rural lifestyle options and does not compromise agricultural production or the natural environment values of the landscape.
- (9) The liveability of urban areas is characterised by a sense of place and community in distinctive neighbourhoods, access to quality open spaces, a range of community and recreation facilities, active transport and mobility options, measures to protect amenity such as appropriate buffers and design measures to mitigate conflict between sensitive uses and high impact activities and a range of housing and accommodation options.
- (10) Coastal foreshores and riverine esplanades fulfil a range of functions that include enabling the continuation of natural processes and ecosystems, being developed in a manner that mitigates flooding and storm surge, and providing public access and recreation opportunities as part of the region's open space network.
- (11) New urban areas avoid development in areas of medium and high risk flood hazard, whilst development within existing urban areas considers appropriateness of land use and building design to minimise flood risk.
- (12) New urban areas are located outside of coastal hazard areas other than for coastal-dependent development or temporary or relocatable uses (including open space or recreation facilities).

Table 3.3.1 Theme components - Settlement pattern

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

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

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

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

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

3.3.8 Element – Mobility and transport orientated design	3.3.8.1 Specific outcomes	3.3.8.2 Land use strategies
(1) Encouraging mobility and transport orientated design in urban areas	(1) Mobility within Mackay, Walkerston, Sarina, Marian and Mirani is characterised by a range of modes of transport, transport-orientated design and active transport options such as walking and cycling. (2) The principal, major and district centres are connected through public transport and a range of transport modes. (3) The use of different modes of transport is encouraged and single-occupancy car dependency is reduced within Mackay, Walkerston, Sarina, Marian and Mirani. (4) The Mackay Ring Road to the west of the Mackay urban area connects major employment areas, industrial areas and ports and supports effective highway traffic across the Pioneer River. (5) The future Bowen Basin Service Link connects the Paget industrial area to the Bowen Basin and supports highway traffic to the western tablelands.	(1) Heavy vehicular movement is diverted to the: (a) Mackay Ring Road to avoid movement through the City Centre and Mackay urban area; and (b) Future Bowen Basin Service Link to avoid movement through the Walkerston urban area.

3.3.9 Element – Infrastructure sequencing	3.3.9.1 Specific outcomes	3.3.9.2 Land use strategies
(1) Economically efficient infrastructure is sequenced in support of orderly urban development	(1) Economically efficient infrastructure provision is sequenced to support urban consolidation and achieves well planned, cost effective and orderly expansion of the infrastructure network. (2) Development for urban purposes does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure. (3) Infrastructure provision occurs in an orderly, sequenced and economically efficient manner and occurs prior to, or in conjunction with, the first stages of development. (4) The preferred option for urban development is ‘in sequence’-development that is located within priority infrastructure areas, maximises the use of existing infrastructure, and provides the range of infrastructure in accordance with the local government infrastructure plan.	(1) Priority is given to development located in priority infrastructure areas. (2) The Ooralea investigation area is not sequenced for development before 2026. (3) The Richmond and Sarina east investigation areas are not sequenced for development before 2031. (4) The Rosella investigation area is not sequenced for development within the life of the planning scheme. (5) Land affected by trunk infrastructure includes and incorporates a strategy for the economically sustainable delivery of that infrastructure.

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

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

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

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

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

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

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

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

3.4 Natural environment and regional landscapes

3.4.1 Strategic outcomes

- (1) The Mackay region values and protects the unique natural environment and regional landscape that is defined by the vegetated uplands of the Clarke Ranges, the coastal hills, the Pioneer River and Plane Creek catchments, the unique vegetation communities and core habitat areas, the natural linkages between the hinterland and coast along riparian corridors, and water and ecological processes that support the Great Barrier Reef, including the coastal habitat and island ecology.
- (2) Regional landscape areas with aesthetic and amenity values are protected and enhanced, including the Clark ranges and coastal hills, the unique clusters of native vegetation, and land and seascapes that define the visual experience of the region.
- (3) Areas of environmental significance are protected and conserved. Ecotourism facilities in natural environments are encouraged in order to facilitate the management and appreciation of scenic, environmental and cultural values.
- (4) The scenic amenity of the coast is protected and enhanced.
- (5) The ecological integrity of core habitat areas, whether terrestrial, riparian or marine, is protected to enable species to be sustained.
- (6) Natural riparian and environmental corridors provide linkages that protect biodiversity and sustain the functioning of natural processes.
- (7) Development recognises natural environmental constraints and avoids detrimental impacts on groundwater, salt water intrusion and acid sulfate soils.
- (8) Development avoids areas of high risk and takes appropriate mitigating action in areas subject to flooding, landslide, natural bushfire hazards and coastal hazards.

Table 3.4.1 Theme components – Natural environment and regional landscapes

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

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

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

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

3.5 Strong communities

3.5.1 Strategic outcomes

- (1) Urban development creates safe and connected places for community interaction particularly within the centres network and residential neighbourhoods.
- (2) The Mackay region's distinctive cultural and heritage places are acknowledged, protected and enhanced.
- (3) Adequately sized, well designed, appropriately located and cost effective open space and sports and recreation facilities are provided in the Mackay region.
- (4) Developments that increase housing diversity and affordability are encouraged, including the range of residential lot sizes, higher residential densities, short-term and permanent accommodation and social housing.
- (5) The liveability of the region is supported by healthy lifestyle options by providing suitable areas for physical activity, recreation and community connection.
- (6) Community and recreation facilities are accessible and protected from incompatible uses.
- (7) The range of social facilities and community services in the urban areas of Mackay, Walkerston, Sarina, Marian and Mirani respond to the demographic profile of the growing and ageing population and needs of all members of the diverse community.

Table 3.5.1 – Theme components - Strong communities

3.5.2 Element - Cultural heritage and neighbourhood character areas	3.5.2.1 Specific outcomes	3.5.2.2 Land use strategies
(1) Protecting the region's distinctive cultural and heritage places	(1) The region's distinctive cultural and heritage places and buildings are acknowledged, protected, maintained and enhanced. (2) Development enables the re-use and conservation of heritage places and buildings. (3) Neighbourhood character areas protect the unique building heritage in the west, east and south Mackay urban area. (4) Places of regional heritage significance are protected including the unique buildings and heritage in the City Centre, the Greenmount Homestead and Mackay General Cemetery. (5) Development does not diminish places or values of cultural significance to the traditional owners of land and waters in the region.	

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

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

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

3.6 Natural resource management

3.6.1 Strategic outcomes

- (1) The Mackay region's natural resources and agricultural production land are protected to meet current and future needs. This includes productive agricultural land on the floodplains of the Pioneer and O'Connell Rivers and Plane Creek catchments, extractive resources and minerals, fresh water, air, natural inland and coastal forests, island habitats, and native plants and animal species.
- (2) Best practice catchment management principles and total water cycle management are applied in the region to protect water resources, ensure sustainable water use and water quality.
- (3) Key resource areas and extractive resource deposits are protected for sustainable usage and its operation avoids adverse impacts on sensitive uses.
- (4) Risks to water quality from existing and future land uses and development activity in drinking water supply catchments are managed.

Table 3.6.1 – Theme components – Natural resource management

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

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

3.7 Transport

3.7.1 Strategic outcomes

- (1) The region has an integrated, efficient and safe transport system with a range of transport modes to meet the mobility needs of residents and the economy.
- (2) The road network facilitates efficient and safe movement throughout the region.
- (3) Highway traffic and heavy vehicles bypass the Mackay and Walkerston urban areas on major roads that provide efficient access to the north, south and west, major industrial areas and ports.
- (4) Freight is moved, transferred and distributed efficiently throughout the region by appropriate transport modes.
- (5) Long distance passenger terminals are integrated with the public transport network and are designed to provide passenger comfort, end of trip facilities and information about the region.
- (6) Urban development is designed to integrate transport and land use by providing public transport facilities and end of trip facilities in centres and supporting active transport solutions within communities.

Table 3.7.1 – Theme components - Transport

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

	(5) Existing and future transport corridors, such as the major road and rail networks, Mackay Ring Road, the future Bowen Basin Service Link and road-widening projects, are protected from incompatible uses. (6) Urban development seeks to reduce car dependence but provides for vehicle movement and parking facilities appropriate to land use. (7) Emerging communities are planned using transport orientated design that provides choice of transport mode and access to public transport. (8) Active transport involves safe, efficient, continuous and pleasant pedestrian routes and cycleways in the Mackay, Walkerston, Sarina, Marian and Mirani urban areas.	

3.7.3 Element – Road hierarchy and road network	3.7.3.1 Specific outcomes	3.7.3.2 Land use strategies
(1) Supporting an efficient road hierarchy and road network in the region	(1) The road hierarchy provides roads with appropriate functions and capacities to ensure efficient and safe traffic movement within urban areas and linkages to the regional and national road network. (2) New residential areas and commercial and industrial development are connected with and extend the road hierarchy. (3) The road network supports effective movement on major roads, and the Mackay Ring Road and future Bowen Basin Service Link. (4) The Mackay Ring Road ensures that heavy vehicular movement connects major industrial areas and ports and avoids movement through the central Mackay urban area. (5) Western road corridors connect the industrial areas of Paget and potential future industrial area of Rosella to the mining activities in the Bowen Basin via the Peak Downs Highway, future Bowen Basin Service Link and Homebush Road, and ensure efficient north-south movement of goods through the region.	(1) Development is managed to establish and maintain the road hierarchy in the road hierarchy overlay.
3.7.4 Element – Freight transport	3.7.4.1 Specific outcomes	3.7.4.2 Land use strategies
(1) Supporting a regional freight transport network	(1) Freight is moved, transferred and distributed efficiently throughout the region by appropriate modes, including road, rail, sea and air. (2) Freight transport facilities provide logistics support and storage capacity and benefits from access to regional freight routes. (3) The potential future intermodal freight transport facility in Rosella enables freight	(1) Rail infrastructure, including cane and coal rail corridors, are protected from the constraining effects of sensitive land uses by acoustic screens or forms of physical separation. (2) Overnight transport depots for the storage of trucks in Mackay and Sarina are buffered from residential uses and do not intrude into agricultural land.

	transfer from rail to road and provides road linkages to the Paget and potential future Rosella industrial area, Bowen Basin mines and strategic ports.	
3.7.5 Element – Long distance travel facilities	3.7.5.1 Specific outcomes	3.7.5.2 Land use strategies
(1) Supporting long distance travel facilities in the region	(1) Long distance transport terminals at the Mackay railway station (Paget) and bus terminal in the City Centre as well as Sarina railway station and bus terminal in the Sarina town centre provide for vehicle and passenger needs and are integrated with the local public transport network.	
3.7.6 Element – Public transport	3.7.6.1 Specific outcomes	3.7.6.2 Land use strategies
(1) Supporting public transport in the region	(1) Development supports public transport linkages between residential areas, employment areas, community facilities and services and recreational facilities that reduce car dependency. (2) The public transport network connects the principal, major and district centres within and between the Mackay, Walkerston, Sarina, Marian and Mirani urban areas. (3) Development supports the integration of land and transport by providing appropriate public transport terminals and / or end of trip facilities within centres and developments.	(1) The establishment of public transport linkages between the principal, major and district centres do not detract from the intent of development to support self-containment in the key urban areas and emerging communities.
3.7.7 Element – Walking and cycling routes	3.7.7.1 Specific outcomes	3.7.7.2 Land use strategies
(1) Walking and cycling routes as an integral part of the transport system	(1) Cycleways and footpaths are an integral part of the transport system within the Mackay region and support active transport and connectivity to public transport.	(1) Pedestrian, cycle and public transport movement are treated as superior to vehicular movement within the town centres, school nodes and regional recreation open space areas within Mackay,

	(2) Bikeways and footpaths connect residential areas to centres, recreational spaces and parklands, employment areas and schools. (3) On-road and off-road cycleways in existing and new development enable safe travel; including dedicated lanes, low speed travel, prioritised road crossings, cycle friendly intersections and end of trip facilities.	Walkerston, Sarina, Marian and Mirani.

3.8 Infrastructure

3.8.1 Strategic outcomes

- (1) Infrastructure provision is economically efficient, supports the desired settlement pattern in priority infrastructure areas in the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani and occurs in an orderly sequenced manner.
- (2) The trunk infrastructure networks support orderly growth and development including water, waste water treatment, stormwater systems, transport and energy and telecommunication networks and road connections to port land.
- (3) Development for urban purposes aligns with the planning assumptions of the local government infrastructure plan and is appropriately sequenced.
- (4) Future development maintains the operational efficiency and capacity of infrastructure. Land use planning recognises the integration of State and local infrastructure provision in servicing growth and development.
- (5) Future development for urban purposes includes and incorporates a strategy for the delivery of economically efficient infrastructure.
- (6) Development outside of priority infrastructure areas provides the full range of urban infrastructure (including trunk infrastructure) necessary to service the ultimate development for the area at full cost, including total lifecycle cost, to the developer.
- (7) The region is served by an efficient stormwater system, including the subterranean drainage that respects the tropical climate with high incidence of rainfall.
- (8) The region has effective waste management systems and recycles waste to avoid impacts on the environment.
- (9) The information and communications technology network maintains connectivity to national broadband and global mobile communication networks.
- (10) Strategic sea and airport infrastructure serves the needs of the local and regional economy and is protected from development that constrains safe and efficient port operations.
- (11) Development for essential community service infrastructure is located, designed and constructed to ensure it is able to function during, and after, a recommended storm-tide inundation event.

Table 3.8.1 – Theme components - Infrastructure

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

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

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

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

3.9 Strong economy

3.9.1 Strategic outcomes

- (1) The City Centre is the primary administrative, professional service, civic, recreational and cultural service centre for the Greater Whitsunday region.
- (2) The region provides appropriate high and low impact industrial areas to serve the needs of the regional economy.
- (3) The Mackay urban area provides support to the resource industry with appropriate access to commercial and industrial services and air and sea ports.
- (4) Employment areas within Mackay, Walkerston, Sarina, Marian and Mirani are intensified in support of a compact urban form.
- (5) New employment opportunities are encouraged within the network of centres and expansion of industrial areas.
- (6) The diversity of economic activities is supported through appropriate land uses, minimising land use conflicts, protection from incompatible development and protecting economic infrastructure.
- (7) Tourism opportunities are maximised in the region. Tourism facilities enable residents and tourists to experience the region's landscape character and environmentally important areas and is supported by short-term accommodation, transport infrastructure and related services.
- (8) Knowledge based and innovative industries are encouraged with the focus on the City Centre, Central Queensland University campuses (Ooralea and City) and nearby low impact industries.
- (9) Primary rural production land, operations and associated infrastructure, including aquaculture facilities and sugar cane infrastructure, are protected from encroachment by incompatible development.
- (10) The Mackay Airport, and priority ports of Hay Point and Mackay, are developed as key infrastructure in support of the regional, state and national economies.

Table 3.9.1 – Theme components – Strong economy

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

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

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

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

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

	(3) The provision of industrial land supports the diversification of the sugar industry whilst protecting the operation of established sugar mills. (4) Primary production operations and infrastructure of agricultural industries are protected, notably cane tramways, rail systems, haul routes and irrigation infrastructure. (5) Sustainable land-based aquaculture development in coastal areas is protected from incompatible land uses. (6) <i>Aquaculture Development Areas</i> are managed to protect fisheries resources from impacts that may lead to resource alienation or fragmentation and diminished productivity.	

3.10 Sustainability, climate change and natural hazards

3.10.1 Strategic outcomes

- (1) Development avoids and mitigates risks to life, property and infrastructure associated with the adverse coastal and natural hazard impacts (taking into account the projected effects of climate change) within the Mackay region.
- (2) A compact urban form responds to the impacts of climate change and support a reduction in the carbon footprint of development activity, including providing a range of transport modes.
- (3) The design and location of community infrastructure and services minimise the risk of failure during a natural hazard.
- (4) Settlement design promotes sustainable water use and effective utilisation of energy sources.

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

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

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

Part 4 Local government infrastructure plan

4.1 Preliminary

- (1) This local government infrastructure plan has been prepared in accordance with the requirements of the *Sustainable Planning Act 2009*.
- (2) The purpose of the local government infrastructure plan is to:
 - integrate infrastructure planning with the land use planning identified in the planning scheme
 - provide transparency regarding a local government's intentions for the provision of trunk infrastructure
 - enable a local government to estimate the cost of infrastructure provision to assist its long term financial planning
 - ensure that trunk infrastructure is planned and provided in an efficient and orderly manner.
 - provide a basis for the imposition of conditions about infrastructure on development approvals.
- (3) The local government infrastructure plan:
 - (a) states in Section 4.2 (planning assumptions) the assumptions about future growth and urban development including the assumptions of demand for each trunk infrastructure network
 - (b) identifies in Section 4.3 (priority infrastructure area) the prioritised area to accommodate urban growth up to 2031
 - (c) states in Section 4.4 (desired standards of service) for each trunk infrastructure network the desired standard of performance
 - (d) identifies in Section 4.5 (plans for trunk infrastructure) the existing and future trunk infrastructure for the following networks:
 - (i) water supply
 - (ii) sewerage
 - (iii) stormwater
 - (iv) transport
 - (v) parks and land for community facilities
 - (e) provides a list of supporting documents that assist in the interpretation of the local government infrastructure plan in the Editor's note – Extrinsic material at the end of Section 4.

4.2 Planning assumptions

- (1) The planning assumptions state the assumptions about:
 - (a) population and employment growth
 - (b) the type, scale, location and timing of development including the demand for each trunk infrastructure network.
- (2) The planning assumptions together with the desired standards of service form a basis for the planning of the trunk infrastructure networks and the determination of the priority infrastructure area.
- (3) The planning assumptions have been prepared for:
 - (a) the base date 2016 and the following projection years to accord with future Australian Bureau of Statistics census years:
 - (i) mid 2021;

- (ii) mid 2026;
- (iii) mid 2031; and
- (iv) mid 2036
- (b) the LGIP development types in column 2 that include the uses in column 3 of Table 4.1.
- (c) the projection areas identified on Local Government Infrastructure Plan Map LGIP- Map SC 3.3.2 in Schedule 3—Local government infrastructure plan mapping and tables.

4.2.1 Table 4.1—Relationship between LGIP development categories, LGIP development types and uses

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
Residential development	Single dwelling	Dwelling house
	Multiple dwelling	Dual occupancy Dwelling unit Multiple dwelling
	Other dwelling	Caretaker's accommodation Community residence Party house Relocatable home park Residential care facility Retirement facility Rooming accommodation Short-term accommodation
Non-residential development	Retail	Adult store Agriculture supplies store Brothel Bulk landscape supplies Car wash Food and drink outlet Garden centre Hardware and trade supplies Market Outdoor sales Parking station Sales office Service station Shop Shopping centre Showroom Wholesale nursery
	Commercial	Bar Club Childcare centre Function facility Hotel Funeral parlour

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
		Health care services Indoor sport and recreation Nature-based tourism Nightclub entertainment facility Office Resort complex Service industry Theatre Tourist attraction Tourist park Veterinary service
	Industrial	Extractive industry Low impact industry High impact industry Medium impact industry Marine industry Special industry Transport depot Warehouse
	Services	Cemetery Crematorium Community use Community care centre Detention facility Educational establishment Emergency services Hospital Motor sport facility Major sport, recreation and entertainment facility Outdoor sport and recreation Park Place of worship

Column 1 LGIP development category	Column 2 LGIP development type	Column 3 Uses
	Other	Air service Aquaculture Animal husbandry Animal keeping Cropping Environment facility Home based business Intensive animal industry Intensive horticulture Landing Major electricity infrastructure Non-resident workforce accommodation Outstation Permanent plantation Port service Renewable energy facility Research and technology industry Roadside stall Rural industry Rural workers' accommodation Substation Telecommunications facilities Utility installation Winery

- (4) Details of the methodology used to prepare the planning assumptions are stated in the extrinsic material.

4.2.2 Population and employment growth

- (1) A summary of the assumptions about population and employment growth for the planning scheme area is stated in Table 4.2—Population and employment assumptions summary.

4.2.3 Table 4.2—Population and employment assumptions summary

Column 1- Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate
Population	122,807	132,635	143,345	155,723	167,891	199,660
Employment	49,290	52,852	56,284	61,635	66,415	104,371

- (2) Detailed assumptions about growth for each projection area and LGIP development type category are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
- (a) for population, Table SC 3.1.1 – Existing and projected population;

- (b) for employment, Table SC 3.1.2 – Existing and projected employees

4.2.4 Development

- (1) The **developable area** is identified on Local Government Infrastructure Plan Map LGIP-SC 3.3.2 in Schedule 3—Local government infrastructure plan mapping and tables.
- (2) The **planned density for future development** is stated in Table SC 3.1.3 – Planned density and demand generation rate for a trunk infrastructure network in Schedule 3—Local government infrastructure plan mapping and tables.
- (3) A summary of the assumptions about future residential and non-residential development for the planning scheme area is stated in Table 4.3 Residential dwellings and non-residential floor space assumptions summary.

4.2.5 Table 4.3—Residential dwellings and non-residential floor space assumptions summary

Column 1- Description	Column 2 Assumptions					
	Base date 2016	2021	2026	2031	2036	Ultimate
Dwellings	50,281	54,458	59,005	65,005	71,321	86,575
Non Res floor space (m ² GFA)	3,614,913	3,840,831	4,066,587	4,374,433	4,675,615	7,533,157

- (4) Detailed assumptions about future development for each projection area and LGIP development type are identified in the following tables in Schedule 3 Local government infrastructure plan mapping and tables:
 - (a) for residential development Table SC 3.1.4- Existing and projected residential dwellings
 - (b) for non-residential development, Table SC 3.1.5 – Existing and projected non-residential floor space.

4.2.6 Infrastructure demand

- (1) The demand generation rate for each trunk infrastructure network is stated in Column 4 of Table SC 3.1.3 – Planned density and demand generation rate for a trunk infrastructure network, in Schedule 3 Local government infrastructure plan mapping and tables.
- (2) A summary of the projected infrastructure demand for each service catchment is stated in:
 - (a) for the water supply network, Table 3.1.6 – Existing and projected demand for water supply network
 - (b) for the sewerage network, Table 3.1.7 - Existing and projected demand for the sewerage network
 - (c) for the transport network, Table 3.1.8 - Existing and projected demand for the transport network
 - (d) for the stormwater network, Table 3.1.9 - Existing and projected demand for the stormwater network
 - (e) for the parks and land for community facilities network, Table 3.1.10 - Existing and projected demand for the parks and land for community facilities network.

4.3 Priority infrastructure area

- (1) The priority infrastructure area identifies the area prioritised for the provision of trunk infrastructure to service the existing and assumed future urban development up to 2031.
- (2) The **priority infrastructure area** is identified on Local Government Infrastructure Plan Map LGIP SC 3.3.2 – Priority Infrastructure Area and projection areas maps.

4.4 Desired standards of service

- (1) This section states the key standards of performance for a trunk infrastructure network.
- (2) Details of the standard of service for trunk infrastructure networks are identified in the extrinsic material.

4.4.1 Water supply network

- (1) Ensure drinking water complies with the National Health and Medical Research Council (NHMRC) Australian drinking water guidelines for colour, turbidity and microbiology in areas that Council deems are covered by its Customer Service Standards.
- (2) Collect, store, treat and convey potable water from source to consumers in accordance with the Water (Safety and reliability) Act;
- (3) Minimise non-revenue water loss.
- (4) Design the water supply network in accordance with:
 - (a) council's adopted standards identified in the planning scheme
 - (b) Water Services Association of Australia (WSAA) guidelines
 - (c) the Water (Safety and Reliability) Act
 - (d) all Environmental Protection Agency (EPA) licence conditions.
- (5) Design recycled water systems to meet requirements of Water Supply (Safety and Reliability) Act 2008 in accordance with state regulatory guidelines.
- (6) Compliance with all environmental licences and environmental management plans.

4.4.2 Sewerage network

- (1) Provide a reliable network that collects, stores, treats and releases sewage from premises.
- (2) Design the sewerage network in accordance with:
 - (a) council's adopted standards identified in the planning scheme
 - (b) Water Services Association of Australia (WSAA) guidelines
 - (c) the Water (Safety and Reliability) Act
 - (d) all Environmental Protection Agency (EPA) licence conditions.
- (3) Effluent re-use to be in accordance with the recycled water management plan developed for the scheme/region.

4.4.3 Stormwater network

- (1) Collect and convey stormwater flows for both major and minor flood events from existing and future land use in a manner that protects life and does not cause nuisance or inundation of habitable rooms.
- (2) Design the stormwater network to comply with council's adopted standards identified in the planning scheme, which generally accord with the Queensland Urban Drainage Manual.

- (3) Design road crossing structures to provide an appropriate level of flood immunity in accordance with Council's adopted standards identified in the planning scheme.
- (4) Meet water quality objectives for receiving waters at all times, and comply with environmental permits, licences, management plans and performance standards.

4.4.4 Transport network

- (1) Roads:
 - (a) provide a functional hierarchy of roads that supports settlement patterns, commercial and economic activities, and the safe and efficient movement of people and freight
 - (b) design the road network to comply with the following:
 - (i) Council's adopted road hierarchy and standards identified in the planning scheme;
 - (ii) relevant AUSTROADS guides including the Guide to Traffic Management set and Guide to Road Design set
 - (iii) the Department of Transport and Main Roads' Road Planning and Design Manual (2nd edition)
 - (iv) roads and intersections operate within the degree of saturation and levels of service identified in Table 4.4 at their design horizon. The design horizon will be calculated as a minimum of 10 years from the identified base year for urban roads and 20 years for rural roads
 - (v) appropriate flood immunity is provided based on the hierarchy classification
 - (c) compliance with all relevant Environmental Impact performance standards and compliance with accepted environmental standards.

4.4.5 Table 4.4 Trunk roads desired standards: Degree of saturation and Level of service

Desired standard of service (Maximum)		Urban	Rural
		Level of Service D	Level of Service C
Road link Degree of Saturation	Arterial	0.85	0.75
	Sub-arterial	0.85	NA
	Sub-Arterial Main Street	0.85	NA
	Traffic Distributor	0.8	0.75
	Controlled Distributor	0.8	NA
Intersection Degree of Saturation	Priority controlled	0.8	0.8
	Signalised	0.9	Generally, not accepted
	Roundabout	0.85	0.85

- (2) Footpaths and cycle ways:
 - (a) plan cycle ways and footpaths to provide a safe, attractive and convenient network that links residential areas to major activity nodes and public transport interchanges, thereby encouraging walking and cycling as acceptable travel alternatives
 - (b) design cycle ways (including on-road cycle ways) and footpaths to comply with council's adopted standards identified in the planning scheme and relevant AUSTROADS guides.
- (3) Public transport:
 - (a) ensure new development

- (i) accommodates the early supply of efficient public transport
- (ii) provides access to potential public transportation routes within 400m safe walking distance of 95% of lots
- (iii) complies with all relevant performance standards and design standards including Translink's Public Transport Infrastructure Manual.

4.4.6 Public parks and land for community facilities network

- (1) Provide an accessible network of parks, open space, and community facilities that meets the needs of residents and visitors in accordance with the rate of provision and accessibility standards identified in Table 4.5.
- (2) Ensure land for public parks and community facilities has:
 - (a) minimum land size as identified in Table 4.5
 - (b) for public parks, a configuration, slope, and minimum acceptable level of flood; immunity of Q5 and in accordance with Council's adopted standards identified in the planning scheme
 - (c) for public parks, maximum area grades not to exceed 1:10
 - (d) for community facilities flood immunity of the land to be a minimum of Q100
 - (e) for community facilities, maximum areas/grades are not to exceed 1:10.
- (3) Embellish public parks to complement the type and purpose of the public park as identified in Table 4.6.
- (4) Parks should be functional and compliment other open space areas within Council.
- (5) Facilities to incorporate provision for people with disabilities.
- (6) Planting to be low maintenance varieties, native to the region. Parks to maximise retention of natural vegetation and landscape features, (e.g. natural watercourses or wooded hillsides/ridges).
- (7) Compliance with all environmental management plans and performance standards.

4.4.7 Table 4.5 Rate of land provision for public parks and community facilities

Park type	Rates of provision Land (ha/1,000 popn)	Min. area	Accessibility requirements
Local recreation park	1.0	5000m2	400m to residents
District recreation park	1.5	3 ha	2km to residents
Regional recreation park	NA	10 ha	10km to residents
Total recreation parks	2.5	NA	NA
District sports park	2.0	5-10 ha	5km to residents
Total sports parks	2.0	NA	NA
Total parks	4.5	NA	NA
Community land	0.2	NA	NA
Total parks and community land	4.7	NA	NA

4.4.8 Table 4.6 Standard facilities/embellishments for public parks

Embellishment type	Recreation parks			Sport parks
	Local	District	Regional	District
Safety lighting on boundary	1	2	4	4
Power 1 pole per HA	1	1	2	2
Signage	1	1	1	1
Vehicular barrier with maintenance access	200 lin m bdy/ha	400 lin m bdy/ha	600 lin m bdy/ha	600 lin m bdy/ha
Landscaping allowance ⁽²⁾	1	2	4	2
Concrete Path	100 lin mtrs/ha	200 lin mtrs/ha	400 lin mtrs/ha	100 lin mtrs/ha
Water (Tap and bubbler)	1	2	1	1
Water (Drinking Fountain)	0	2	3	1
Seating	1	2	2	2
Bin (lock)	1	2	2	6
Bin (with enclosure)	0	2	4	0
Picnic shelter, table setting & slab	0	2	3	0
Electric BBQ	0	1	2	0
Playground equipment (small or large with shade) ⁽¹⁾	1	1	2	0
Public Toilet	0	1	1	1
Car Parking	0 cp/ha	5 cp/ha	20 cp/ha	20 cp/ha
Allowance for active-informal space/facility	0.1ha	0.3ha	0.4ha	0ha
Sporting Code Fields	0	0	0	2

1. Play equipment in Local Park as per need in park precinct.

2. Landscaping allowance (1 per 0.5 ha)

4.5 Plans for trunk infrastructure

- (1) The plans for trunk infrastructure identify the trunk infrastructure networks intended to service the existing and assumed future urban development at the desired standard of service up to 2031.

4.5.1 Plans for trunk infrastructure maps

- (1) The existing and future trunk infrastructure networks are shown on the following maps in Schedule 3—Local government infrastructure plan mapping and tables:
- (a) Local Government Infrastructure Plan Map LGIP- SC 3.3.3 - Plan for trunk water supply infrastructure
 - (b) Local Government Infrastructure Plan Map LGIP SC 3.3.4 - Plan for trunk sewerage infrastructure
 - (c) Local Government Infrastructure Plan Map LGIP- SC 3.3.5 - Plan for trunk transport infrastructure
 - (d) Local Government Infrastructure Plan Map LGIP-SC 3.3.6 - Plan for trunk stormwater infrastructure
 - (e) Local Government Infrastructure Plan Map LGIP- 3.3.7 - Plan for trunk parks and land for community facilities infrastructure.
- (2) The State infrastructure forming part of transport trunk infrastructure network has been identified using information provided by the relevant State infrastructure supplier.

4.5.2 Schedules of works

- (1) Details of the existing and future trunk infrastructure networks are identified in the electronic Excel schedule of works model which can be viewed here:
http://www.mackay.qld.gov.au/business/planning_and_development/planning_schemes_and_strategic_planning.
- (2) The future trunk infrastructure is identified in the following tables in Schedule 3—Local government infrastructure plan mapping and tables:
 - (a) for the water supply network, Table 3.2.1
 - (b) for the sewerage network, Table 3.2.2
 - (c) for the transport network, Table 3.2.3
 - (d) for the stormwater network, Table 3.2.4
 - (e) for the parks and land for community facilities network, Table 3.2.5.

Editor's note — Extrinsic material

The below table identifies the documents that assist in the interpretation of the local government infrastructure plan and are extrinsic material under the *Statutory Instruments Act 1992*.

4.5.3 Table 4.7 List of extrinsic material

Column 1 Title of document	Column 2 Date	Column 3 Author
Mackay Regional Council – Local Government Infrastructure Plan, Planning Assumptions Report	December 2017	Mackay Regional Council, Strategic Asset Management
Mackay Regional Council Planning Assumptions Report	May 2017 (updated September 17)	PIE Solutions
Mackay Region Flood and Stormwater Management Strategy	November 2016	AECOM
Draft CTM Water Alliance Design and Construction Code	May 2015	CTM Alliance
Mackay Area Transport Modelling	July 2017	Arup
Mackay Water Strategy (PPB 029)	March 2016	Mackay Regional Council, MWH
Draft Recreational Open Space Strategy	August 2017	Mackay Regional Council
Mackay, Whitsunday, Isaac Regional Plan	February 2012	State of Queensland - Department of Local Government and Planning
Queensland Government population projections, 2015 edition	2016	State of Queensland – Queensland Government Statistician's Office

Part 5 Tables of assessment

5.1 Preliminary

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

5.2 Reading the tables

The tables identify the following:

- (1) the category of development:
 - (a) prohibited;
 - (b) accepted development, including accepted development subject to requirements; and
 - (c) assessable development, that requires either code or impact assessment
- (2) the category of assessment - code or impact - for assessable development in:
 - (a) a zone and, where used, a precinct of a zone;
 - (b) a local plan where used, and, where used, a precinct of a local plan; and
 - (c) an overlay where used
- (3) the assessment benchmark for assessable development, including:
 - (a) whether a zone code or specific provisions in the zone code apply (shown in the 'assessment benchmarks' column)
 - (b) if there is a local plan, whether a local plan code or specific provisions in the local plan code apply (shown in the 'assessment benchmarks' column)
 - (c) if there is an overlay:
 - (i) whether an overlay code applies (shown in the table in section 5.10.1); or
 - (ii) whether the assessment benchmarks as shown on the overlay map (noted in the 'assessment benchmarks' column) applies
 - (d) any other applicable code(s) (shown in the 'assessment benchmarks' column)
- (4) any variation to the category of assessment (shown as an 'if' in the 'category of assessment' column) that applies to the development.

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

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

5.3 Categories of development and assessment

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

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

- (1) for a material change of use, establish the use by reference to the use definitions in Schedule 1.
- (2) for all development, identify the following:
 - (a) the zone or zone precinct that applies to the premises, by reference to the zone map in Schedule 2

- (b) if a local plan or local plan precinct applies to the premises, by reference to the local plan map in Schedule 2; and
 - (c) if an overlay applies to the premises, by reference to the overlay map in Schedule 2.
- (3) determine if the development has a prescribed level of assessment, by reference to the tables in section 5.4 Prescribed levels of assessment. Determine if the development can not be made assessable development or is accepted development under schedules 6 and 7 of the Regulation, respectively

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

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

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

- (5) if the development is not prescribed under schedules 6, 7 and 10 of the Regulation, determine the initial category of assessment by reference to the tables in:
- section 5.5 Categories of development and assessment – Material change of use
 - section 5.6 Categories of development and assessment – Reconfiguring a lot
 - section 5.7 Categories of development and assessment – Building work
 - section 5.8 Categories of development and assessment – Operational work
- (6) a precinct of a zone may change the categories of development or assessment and this will be shown in the 'Categories of development and assessment' column of the tables in sections 5.5, 5.6, 5.7 and 5.8.
- (7) if a local plan applies refer to the table(s) in section 5.9 Category of development and assessment – Local plans, to determine if the local plan changes the category of development or assessment for the zone.
- (8) if a precinct of a local plan changes the category of development or assessment this will be shown in the 'Categories of development and of assessment' column of the table(s) in section 5.9.
- (9) if an overlay applies, refer to section 5.10 Category of development and assessment – Overlays, to determine if the overlay further changes the category of development or assessment.

5.3.2 Determining the category of development and categories of assessment

- (1) A material change of use is assessable development requiring impact assessment:
- (a) unless the table of assessment states otherwise
 - (b) if a use is not listed or defined
 - (c) unless otherwise prescribed within the Act or the Regulation.
- (2) Reconfiguring a lot is assessable development requiring code assessment unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (3) Building work and operational work are accepted development, unless the tables of assessment state otherwise or unless otherwise prescribed within the Act or the Regulation.
- (4) Minor building work and minor building work – industry activities is accepted development, unless the tables of assessment state otherwise.
- (5) Where an aspect of development is proposed on premises included in more than one zone, local plan or overlay, the category of development or assessment for that aspect is the highest category under each of the applicable zones, local plans or overlays.

- (6) Where development is proposed on premises partly affected by an overlay, the category of development or assessment for the overlay only relates to the part of the premises affected by the overlay.
- (7) For the purposes of Schedule 6, Part 2 Material change of use section (2)(2)(d)(i) or (ii) of the Regulation, an overlay does not apply to the premises if the development meets the acceptable outcomes that form the requirements for accepted development in the relevant overlay code.
- (8) If development is identified as having a different category of development or category of assessment under a zone than under a local plan or an overlay, the highest category of development or assessment applies as follows:
 - (a) accepted development subject to requirements prevails over accepted development
 - (b) code assessment prevails over accepted development where subject to requirements and accepted development
 - (c) impact assessment prevails over code assessment, accepted development where subject to requirements and accepted development.

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

- (9) Despite sub-subsection 5.3.2(5) and (8) above, a category of assessment in a local plan overrides a category of assessment in a zone and a category of assessment in an overlay overrides a category of assessment in zone or local plan.
- (10) Provisions of Part 10 may override any of the above.
- (11) The category of development prescribed under schedule 6 of the Regulation, overrides all other categories of development or assessment for that development under the planning scheme to the extent of any inconsistency.

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

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

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

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

- (1) Accepted development does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development. Where nominated in the tables of assessment, accepted development must comply with the requirements identified as acceptable outcomes in the relevant parts of the applicable code(s) as identified in the relevant column.
- (2) Accepted development that does not comply with one or more of the nominated acceptable outcomes in the relevant parts of the applicable code(s) becomes code assessable development, unless otherwise specified.
- (3) The following rules apply in determining assessment benchmarks for each category of development and assessment:
- (4) Code assessable development:
 - (a) is to be assessed against all the assessment benchmarks identified in the assessment benchmarks column
 - (b) that occurs as a result of development becomes code assessable pursuant to clause 5.3.3(2), must:

- (i) be assessed against the assessment benchmarks for the development application, limited to the subject matter of the required acceptable outcomes that were not complied with or were not capable of being complied with under sub-section 5.3.3(2)
 - (ii) comply with all required acceptable outcomes identified in sub-section 5.3.3(1) other than those mentioned in sub-section 5.3.3(2)
- (c) that complies with:
 - (i) the purpose and overall outcomes of the code complies with the code
 - (ii) the performance or acceptable outcomes complies with the purpose and overall outcomes of the code;
- (d) is to be assessed against any assessment benchmarks for the development identified in section 26 of the Regulation.

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

- (5) impact assessable development:
 - (a) is to be assessed against the identified assessment benchmarks in the assessment benchmarks column (where relevant)
 - (b) assessment has regard to the whole of the planning scheme, to the extent relevant
 - (c) is to be assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

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

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

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

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

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

Refer to the Schedules of the Regulation for this information.

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

- Schedule 6, Part 2, Section 6 of the Regulation, Material change of use for community residence
- Schedule 6, Part 3 and Schedule 13 of the Regulation, Material Change of Use - Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot (one into two lots) and associated operational work requiring code assessment.
- And other parts of the Regulation may also be relevant.

5.5 Categories of development and assessment – Material change of use

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

Table 5.5.1 – Community facilities zone

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Health care services	Code assessment	
	All circumstances	• Community facilities zone code • Centre activities code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Recreation activities	Code assessment	
	All circumstances	• Community facilities zone code • Recreation activities code • General development requirements code • Healthy waters code
Residential care facility	Code assessment	
	All circumstances	• Community facilities zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Tourist park	Accepted development subject to requirements	
	If for self-contained recreational vehicle ground where: • involving not more than 10 self-contained recreational vehicles; and • located: - on Mackay Regional Council owned or controlled land; or - within an existing tourist park; or - within the Sarina Showground site; or - within the Finch Hatton Showground site.	Tourist park and relocatable home park code – Table 9.3.21.3.B
	Code assessment	
	All other circumstances where located: • on Mackay Regional Council owned or controlled land; or • within the Sarina Showground site; or • within the Finch Hatton Showground site.	• Community facilities zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code

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

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

Table 5.5.2 – Conservation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
	All circumstances	• Conservation zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Community use	Code assessment	
	All circumstances	• Conservation zone code • Community activities code • General development requirements code • Healthy waters code
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	Code assessment	
	All circumstances	• Conservation zone code • Centre activities code • General development requirements code • Healthy waters code
Nature-based tourism	Code assessment	
	All circumstances	• Conservation zone code • Nature-based tourism code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Permanent plantation	Accepted development subject to requirements	
	All circumstances	Conservation zone code
Tourist park	Code assessment	
	All circumstances	• Conservation zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code

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

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

Table 5.5.3 – District centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	Code assessment	
	All circumstances	• District centre zone code • Service station and car wash code • General development requirements code • Healthy waters code
Caretaker's accommodation	Accepted development subject to requirements	
	All circumstances	Caretaker's accommodation, dwelling unit and rural workers accommodation code
Centre activities	Accepted development subject to requirements	
	If: • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar; and • not a showroom involving a gross floor area of more than 500m²	Centre activities code
	Code assessment	
	In all other circumstances except for circumstances listed as impact assessment	• District centre zone code • Centre activities code • General development requirements code • Healthy waters code
	Impact assessment	
	If a showroom involving a gross floor area of more than 500m ²	The planning scheme
Childcare centre	Code assessment	
	All circumstances	• District centre zone code • Childcare centre code • General development requirements code • Healthy waters code
Community activities	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	• District centre zone code • Community activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	Accepted development subject to requirements	
	If: - within an existing / approved building; and - where located above the ground floor	Caretaker's accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	- District centre zone code - Caretaker's accommodation, dwelling unit and rural workers accommodation code - General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Garden centre	Code assessment	
	All circumstances	- District centre zone code - Outdoor business activities code - General development requirements code - Healthy waters code
Home-based business	Accepted development	
	If: - occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	All circumstances	- District centre zone code - Centre activities code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be occupied by a non-residential use	Recreation activities code
	Code assessment	
	Otherwise	• District centre zone code • Recreation activities code • General development requirements code • Healthy waters code
Low impact industry, involving coffee roasting	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	• Industry activities code
	Code assessment	
	Otherwise	• District centre zone code • Industry activities code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Multiple dwelling	Code assessment	
	If the development accommodates existing or proposed centre activities or community activities	• District centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	All circumstances	• District centre zone code • Parking station code • General development requirements code • Healthy waters code
Rooming accommodation	Code assessment	
	All circumstances	• District centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service industry	Accepted development subject to requirements	
	If within an existing building / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	• District centre zone code • Industry activities code • General development requirements code • Healthy waters code
Service station	Code assessment	
	All circumstances	• District centre zone code • Service station and car wash code • General development requirements code • Healthy waters code
Short-term accommodation	Code assessment	
	All circumstances	• District centre zone code • Short-term accommodation code • General development requirements code • Healthy waters code
Substation	Code assessment	
	If the input and/or output voltage is 66kV or less	• District centre zone code • General development requirements code • Healthy waters code
Telecommunications facility	Code assessment	
	All circumstances	• District centre zone code • Telecommunications facility code • General development requirements code
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.4 – Emerging community zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	Accepted development	
	All circumstances	No assessment benchmarks apply
Car wash	Code assessment	
	All circumstances	• Emerging community zone code • Service station and car wash code • General development requirements code • Healthy waters code
Caretaker's accommodation	Code assessment	
	All circumstances	• Emerging community zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Centre activities	Code assessment	
	All circumstances	• Emerging community zone code • Centre activities code • General development requirements code • Healthy waters code
Childcare centre	Code assessment	
	All circumstances	• Emerging community zone code • Childcare centre code • General development requirements code • Healthy waters code
Community activities	Code assessment	
	All circumstances	• Emerging community zone code • Community activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community residence	Accepted development	
	If complying with Schedule 6, Part 2, Section 6 (1) b-e of the Regulation ¹	No assessment benchmarks apply
	Code assessment	
	If not accepted development	- Emerging community zone code - General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only - Healthy waters code
Cropping	Accepted development	
	All circumstances	No assessment benchmarks apply
Dwelling house	Accepted development²	
	All circumstances	No assessment benchmarks apply
Dwelling unit	Accepted development subject to requirements	
	If: - within an existing / approved building; and - where located above the ground floor	Caretaker’s accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	- Emerging community zone code - Caretaker’s accommodation, dwelling unit and rural workers accommodation code - General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Hardware and trade supplies	Code assessment	
	All circumstances	- Emerging community zone code - Industry activities code - General development requirements code - Healthy waters code

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

² Overlays may identify a Dwelling house as assessable development. Refer to Section 5.10 Categories of development and Assessment – Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	Accepted development	
	If: - occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	All circumstances	- Emerging community zone code - Centre activities code - General development requirements code - Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Multiple dwelling activities	Code assessment	
	All circumstances	- Emerging community zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	All circumstances	- Emerging community zone code - Parking station code - General development requirements code - Healthy waters code
Recreation activities	Code assessment	
	All circumstances	- Emerging community zone code - Recreation activities code - General development requirements code - Healthy waters code
Roadside stall	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Service station	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	All circumstances	- Emerging community zone code - Service station and car wash code - General development requirements code - Healthy waters code
Short-term accommodation	Code assessment	
	All circumstances	- Emerging community zone code - Short-term accommodation code - General development requirements code - Healthy waters code
Substation	Code assessment	
	If the input and/or output voltage is 66kV or less	- Emerging community zone code - General development requirements code - Healthy waters code
Tourist park	Code assessment	
	All circumstances	- Emerging community zone code - Tourist park and relocatable home park code - General development requirements code - Healthy waters code (section 9.4.2.1. identifies when the code)
Utility installation	Accepted development	
	If not involving: - mail depot; or - sewerage treatment plant; or - waste (refuse) management facilities	No assessment benchmarks apply
	Code assessment	
	If not accepted development	- Emerging community zone code - General development requirements code - Healthy waters code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.5 – High density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
	All circumstances	• High density residential zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Centre activities	Accepted development subject to requirements	
	If: • located on the ground floor level; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar	Centre activities code
	Code assessment	
	If: • located on the same site as multiple dwelling or short-term accommodation; and • located on the ground floor level; and • not a bar; and • the total gross floor area does not exceed 150m²	• High density residential zone code • Centre activities code • General development requirements code • Healthy waters code
Childcare centre	Code assessment	
	If: • the gross floor area is less than or equal to 250m²; and • located on the ground floor level	• High density residential zone code • Childcare centre code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities	Accepted development subject to requirements	
	If: - not a place of worship; - within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use other than sales office; and - located on the ground floor level	Community activities code
	Code assessment	
	If: - located on the same site as multiple dwelling or short-term accommodation; and - located on the ground floor level; and - the total gross floor area does not exceed 150m²	- High density residential zone code - Community activities code - General development requirements code - Healthy waters code
Community residence	Code assessment	
	If not accepted development ³	- High density residential zone code - General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only - Healthy waters code
Dwelling house	Accepted development⁴	
	All circumstances	No assessment benchmarks apply
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply

³ Schedule 6, Part 2, Section 6 of the Regulation sets out requirements for community residence to be accepted development.

⁴ Overlays may identify a Dwelling house as assessable development. Refer to Section 5.10 Categories of development and Assessment – Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	Accepted development	
	If: - occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Multiple dwelling	Code assessment	
	All circumstances	- High density residential zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Port service	Code assessment	
	All circumstances	- High density residential zone code - General development requirements code - Healthy waters code
Rooming accommodation	Code assessment	
	All circumstances	- High density residential zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Short-term accommodation	Code assessment	
	All circumstances	• High density residential zone code • Short-term accommodation zone code • General development requirements code • Healthy waters code
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.6 – High impact industry zone

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	Code assessment	
	If: - not located within the sugar mill precinct (precinct no. HI1); and - the total gross floor area does not exceed 150m²	- High impact industry zone code - Centre activities code - General development requirements code - Healthy waters code
Home-based business	Accepted development	
	If occupying a floor area of 30m ² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - home-based childcare; or - bed and breakfast	No assessment benchmarks apply
Industry activities	Accepted development	
	If: - development constitutes minor building work – industrial activities; or - within an existing building approved for use as an industry activity (excluding service industry and special industry) and not located within the sugar mill precinct (precinct no. HI1)	No assessment benchmarks apply
	Code assessment	
	If: - not special industry and not located within the sugar mill precinct (precinct no. HI1); or - special industry directly associated with sugar mill operations and located within the sugar mill precinct (precinct no. HI1); or - special industry (other than sugar mill) that is not	- High impact industry zone code - Industry activities code - General development requirements code - Healthy waters code

	located within: - the sugar mill precinct (precinct no. HI1); and - a minimum 1,500 metres from a sensitive land use zone or existing sensitive land use	
Major electricity infrastructure	Code assessment	
	All circumstances	• High impact industry zone code • General development requirements code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	If not located within the sugar mill precinct (precinct no. HI1)	• High impact industry zone code • Parking station code • General development requirements code • Healthy waters code
Sales office	Accepted development subject to requirements	
	If not within the sugar mill precinct (precinct no. HI1)	Sales office code
Service station	Code assessment	
	If not within the sugar mill precinct (precinct no. HI1)	• High impact industry zone code • Service station and car wash code • General development requirements code • Healthy waters code
Shop	Code assessment	
	If: • not located within the sugar mill precinct (precinct no. HI1); and • the total gross floor area does not exceed 150m²	• High impact industry zone code • Centre activities code • General development requirements code • Healthy waters code
Substation	Code assessment	
	All circumstances	• High impact industry zone code • General development requirements code • Healthy waters code
Telecommunications facility	Code assessment	
	All circumstances	• High impact industry zone code • Telecommunications facility code • General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
	Code assessment	
	If not located in the sugar mill precinct (precinct no. HI1) and involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	• High impact industry zone code • General development requirements code • Healthy waters code
Impact assessment	Impact assessment	
	If located within the sugar mill precinct (precinct no. HI1) and involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	The planning scheme
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.7 – Industry investigation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment	
	All circumstances	• Industry investigation zone code • General development requirements code • Healthy waters code
Animal husbandry	Accepted development	
	If a circumstance not listed as code assessment	No assessment benchmarks apply
	Code assessment	
	If involving a roofed building with a gross floor area of more than 100m ²	• Industry investigation zone code • General development requirements code
Caretaker's accommodation	Code assessment	
	All circumstances	• Industry investigation zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Car wash	Code assessment	
	All circumstances	• Industry investigation zone code • Service station and car wash code • General development requirements code • Healthy waters code
Cropping	Accepted development	
	If not code assessment	No assessment benchmarks apply
	Code assessment	
	If involving a roofed building with a gross floor area of more than 100m ²	• Industry investigation zone code • General development requirements code
Educational establishment	Code assessment	
	If involving the provision of training exclusively and specifically related to industry activities and other uses of an industrial nature	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Emergency services	Code assessment	
	All circumstances	• Industry investigation zone code • Community activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	Code assessment	
	If the total gross floor area is does not exceed 150m ²	• Industry investigation zone code • Centre activities code • General development requirements code • Healthy waters code
Hardware and trade supplies	Code assessment	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
High impact industry	Code assessment	
	If located within the: • Boundary Road east precinct (precinct no. II1); or • Marian precinct (precinct no. II4); or • Paget south precinct (precinct no. II5); or • Sarina precinct (precinct no. II6)	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Home-based business	Accepted development	
	If occupying a floor area of 30m ² or less and the activity does not involve: • employees on the site that do not also reside in the dwelling; or • customers or clients visiting the site; or • direct retail activity or hiring of goods on / from the site; or • industrial activities; or • service industry activities; or • home-based childcare; or • bed and breakfast	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation	Code assessment	
	If located within the: • Cowleys Road precinct (precinct no. 112); or • Glenella precinct (precinct no. 113); or • Marian precinct (precinct no. 114); or • Sarina precinct (precinct no. 116)	• Industry investigation zone code • Recreation activities code • General development requirements code • Healthy waters code
Low impact industry	Code assessment	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Major electricity infrastructure	Code assessment	
	All circumstances	• Industry investigation zone code • General development requirements code
Medium impact industry	Code assessment	
	If located within the: • Boundary Road east precinct (precinct no. 111); or • Marian precinct (precinct no. 114); or • Paget south precinct (precinct no. 115); or • Sarina precinct (precinct no. 116)	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Outdoor sales	Code assessment	
	If located within the: • Cowleys Road precinct (precinct no. 112); or • Glenella precinct (precinct no. 113); or • Marian precinct (precinct no. 114); or • Sarina precinct (precinct no. 116)	• Industry investigation zone code • Outdoor business activities code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Parking station	Code assessment	
	All circumstances	• Industry investigation zone code • Parking station code • General development requirements code • Healthy waters code
Research and technology industry	Code assessment	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Roadside stall	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Sales office	Code assessment	
	All circumstances	• Industry investigation zone code • Sales office code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Service industry	Code assessment	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Service station	Code assessment	
	All circumstances	• Industry investigation zone code • Service station and car wash code • General development requirements code • Healthy waters code
Special industry	Code assessment	
	If located: • within the: – Marian precinct (precinct no. II4); or – Paget south precinct (precinct no. II5); or – Sarina precinct (precinct no. II6); and • a minimum of 1,500 metres from an existing sensitive land use zone and sensitive land use	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Substation	Code assessment	
	All circumstances	• Industry investigation zone code • General development requirements code • Healthy waters code
Telecommunications facility	Code assessment	
	All circumstances	• Industry investigation zone code • Telecommunications facility code • General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Transport depot	Code assessment	
	If located within the: • Marian precinct (precinct no. II4); or • Paget south precinct (precinct no. II5); or • Sarina precinct (precinct no. II6)	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Utility installation	Accepted development	
	If not involving: • mail depot; • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
	Code assessment	
	If not accepted development	• Industry investigation zone code • General development requirements code • Healthy waters code
Warehouse	Code assessment	
	All circumstances	• Industry investigation zone code • Industry activities code • General development requirements code • Healthy waters code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.8 – Local centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	Code assessment	
	All circumstances	- Local centre zone code - Service station and car wash code - General development requirements code - Healthy waters code
Caretaker's accommodation	Accepted development subject to requirements	
	All circumstances	Caretaker's accommodation, dwelling unit and rural workers accommodation code
Centre activities	Accepted development subject to requirements	
	If: - within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and - not a bar	Centre activities code
	Code assessment	
	If not: - accepted development subject to requirements; or - a showroom	- Local centre zone code - Centre activities code - General development requirements code - Healthy waters code
Childcare centre	Code assessment	
	All circumstances	- Local centre zone code - Childcare centre code - General development requirements code - Healthy waters code
Community activities	Accepted development subject to requirements	
	If: - not a hospital; and - within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	If not: - accepted development subject to requirements; or - a hospital	- Local centre zone code - Community activities code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	Accepted development subject to requirements	
	If: • within an existing / approved building; and • where located above the ground floor	Caretaker's accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	• Local centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Garden centre	Code assessment	
	All circumstances	• Local centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code
Home-based business	Accepted development	
	If: • occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	All circumstances	• Local centre zone code • Centre activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Recreation activities code
	Code assessment	
	Otherwise	• Local centre zone code • Recreation activities code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Multiple dwelling	Code assessment	
	If the development accommodates existing or proposed centre activities or community activities	• Local centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Outdoor sales	Code assessment	
	If: • only involving vehicle hire premises; and • located at Mackay Marina local centre	• Local centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	All circumstances	• Local centre zone code • Parking station code • General development requirements code • Healthy waters code
Port service	Code assessment	
	If located at Mackay Marina local centre	• Local centre zone code • General development requirements code • Healthy waters code
Rooming accommodation	Code assessment	
	If the development accommodates centre activities or community activities	• Local centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Service industry	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	• Local centre zone code • Industry activities code • General development requirements code • Healthy waters code
Service station	Code assessment	
	All circumstances	• Local centre zone code • Service station and car wash code • General development requirements code • Healthy waters code
Short-term accommodation	Code assessment	
	If located at Mackay Marina local centre	• Local centre zone code • Short-term accommodation code • General development requirements code • Healthy waters code
Telecommunications facility	Code assessment	
	All circumstances	• Local centre zone code • Telecommunications facility code • General development requirements code
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.9 – Low density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
	All circumstances	• Low density residential zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Centre activities	Accepted development subject to requirements	
	If: • located on the ground floor level; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar, food and drink outlet, or showroom	Centre activities code
Childcare centre	Code assessment	
	All circumstances	• Low density residential zone code • Childcare centre code • General development requirements code • Healthy waters code
Community activities	Accepted development subject to requirements	
	If: • not a place of worship; and • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use other than sales office	Community activities code
Community residence	Code assessment	
	If not accepted development ⁵	• Low density residential zone code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only • Healthy waters code

⁵ Schedule 6, Part 2, Section 6 of the Regulation sets out requirements for community residence to be accepted development.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	Code assessment	
	All circumstances	• Low density residential zone code • Multiple dwelling activities code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Dwelling house	Accepted development⁶	
	All circumstances	No assessment benchmarks apply
Dwelling unit	Accepted development subject to requirements	
	If located: • within an existing / approved building; and • where located above the ground floor	Caretaker’s accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	• Low density residential zone code • Caretaker’s accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Home-based business	Accepted development	
	If: • occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code

⁶ Overlays may identify a Dwelling house as assessable development. Refer to Section 5.10 Categories of development and Assessment – Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling	Code assessment	
	If the: - building height does not exceed 8.5 metres; and - plot ratio does not exceed 0.5:1	- Low density residential zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Retirement facility	Code assessment	
	If the: - building height does not exceed 8.5 metres; and - plot ratio does not exceed 0.5:1	- Low density residential zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Tourist park	Accepted development subject to requirements	
	If: - for self-contained recreational vehicle ground within an existing tourist park; and - involving not more than 10 self-contained recreational vehicles	Tourist park and relocatable home park code – Table 9.3.21.3.B
	Code assessment	
	All other circumstances where involving an existing tourist park	- Low density residential zone code - Tourist park and relocatable home park code - General development requirements code - Healthy waters code
Utility installation	Accepted development	
	If not involving: - mail depot; - sewerage treatment plant; or - waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.10 – Low impact industry zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment	
	All circumstances	• Low impact industry zone code • General development requirements code • Healthy waters code
Car wash	Code assessment	
	All circumstances	• Low impact industry zone code • Service station and car wash code • General development requirements code • Healthy waters code
Caretaker's accommodation	Code assessment	
	All circumstances	• Low impact industry zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Educational establishment	Code assessment	
	If involving the provision of training exclusively and specifically related to industry activities and other uses of an industrial nature	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code
Emergency services	Code assessment	
	All circumstances	• Low impact industry zone code • Community activities code • General development requirements code • Healthy waters code
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	Code assessment	
	If the total gross floor area does not exceed 150m ²	• Low impact industry zone code • Centre activities code • General development requirements code • Healthy waters code
Hardware and trade supplies	Code assessment	
	All circumstances	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation	Code assessment	
	All circumstances	• Low impact industry zone code • Recreation activities code • General development requirements code • Healthy waters code
Low impact industry	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code
Major electricity infrastructure	Code assessment	
	If more than 100 metres from a site with a sensitive land use zone	• Low impact industry zone code • General development requirements code
Marine industry	Code assessment	
	All circumstances	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code
Outdoor sales	Code assessment	
	All circumstances	• Low impact industry zone code • Outdoor business activities code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	All circumstances	• Low impact industry zone code • Parking station code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Research and technology industry	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Service industry	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code
Service station	Code assessment	
	All circumstances	• Low impact industry zone code • Service station and car wash code • General development requirements code • Healthy waters code
Substation	Code assessment	
	If: • the input and/or output voltage does not exceed 66kV; and • more than 100 metres from a site with a sensitive land use zone	• Low impact industry zone code • General development requirements code • Healthy waters code
Telecommunications facility	Code assessment	
	All circumstances	• Low impact industry zone code • Telecommunications facility code • General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	Code assessment	
	If involving an extension to an existing tourist park	• Low impact industry zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code
Transport depot	Code assessment	
	If involving the storage of: • vehicles associated with a taxi service; or • B99 or smaller vehicles	• Low impact industry zone code • Industry activities code • General development requirements code
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
	Code assessment	
	If involving mail depot	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code
Warehouse	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	• Low impact industry zone code • Industry activities code • General development requirements code • Healthy waters code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.11 – Major centre zone

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	• Major centre zone code • Community activities code • General development requirements code • Healthy waters code
Dwelling unit	Accepted development subject to requirements	
	If: • within an existing / approved building; and • where located above the ground floor	Caretaker's accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	• Major centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Garden centre	Code assessment	
	All circumstances	• Major centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	Accepted development	
	If: - occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	All circumstances	- Major centre zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Indoor sport and recreation	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Recreation activities code
	Code assessment	
	Otherwise	- Major centre zone code - Recreation activities code - General development requirements code - Healthy waters code
Low impact industry, involving: - Brewery - Coffee roasting - Distilling alcohol	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	- Major centre zone code - Industry activities code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Major sport, recreation and entertainment facility	Accepted development	
	If involving extensions to an existing facility that increase patron ⁷ capacity by 20% or less	No assessment benchmarks apply
	Code assessment	
	Otherwise	• Major centre zone code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Multiple dwelling	Code assessment	
	All circumstances	• Major centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Outdoor sales	Code assessment	
	All circumstances	• Major centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code
Outdoor sport and recreation	Code assessment	
	All circumstances	• Major centre zone code • Recreation activities code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	All circumstances	• Major centre zone code • Parking station code • General development requirements code • Healthy waters code
Rooming accommodation	Code assessment	
	All circumstances	• Major centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Service industry	Accepted development subject to requirements	
	If within an existing / approved building that has previously, or is approved to be, occupied by a non-residential use	Industry activities code

⁷ Refer to Schedule 1 for definition of "Patron".

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Code assessment	
	Otherwise	• Major centre zone code • Industry activities code • General development requirements code • Healthy waters code
Service station	Code assessment	
	All circumstances	• Major centre zone code • Service station and car wash code • General development requirements code • Healthy waters code
Short-term accommodation	Code assessment	
	All circumstances	• Major centre zone code • Short-term accommodation code • General development requirements code • Healthy waters code
Substation	Code assessment	
	If the input and/or output voltage does not exceed 66kV	• Major centre zone code • General development requirements code • Healthy waters code
Utility installation	Accepted development	
	If not involving: • mail depot; • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

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Table 5.5.12 – Medium density residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
	All circumstances	• Medium density residential zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Centre activities	Accepted development subject to requirements	
	If: • located on the ground floor level; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not a bar, food and drink outlet or showroom	Centre activities code
Childcare centre	Code assessment	
	All circumstances	• Medium density residential zone code • Childcare centre code • General development requirements code • Healthy waters code
Community activities	Accepted development subject to requirements	
	If: • not a place of worship; and • within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use other than sales office	Community activities code
Community residence	Code assessment	
	If not accepted development ⁸	• Medium density residential zone code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only • Healthy waters code

⁸ Schedule 6, Part 2, Section 6 of the Regulation sets out requirements for community residence to be accepted development subject requirements.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	Code assessment	
	If located within the: • Low-medium density precinct (precinct no. MD1); or • General medium density precinct (precinct no. MD2)	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Dwelling house	Accepted development⁹	
	All circumstances	No assessment benchmarks apply
Dwelling unit	Accepted development subject to requirements	
	If: • within an existing / approved building; and • where located above the ground floor	Caretaker’s accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	• Medium density residential zone code • Caretaker’s accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Home-based business	Accepted development	
	If: • occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code

⁹ Overlays may identify a Dwelling house as assessable development. Refer to Section 5.10 Categories of development and Assessment – Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling	Code assessment	
	All circumstances	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Residential care facility	Code assessment	
	All circumstances	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Rooming accommodation	Code assessment	
	If located within the: • General medium density precinct (precinct no. MD2); or • Multi-storey medium density precinct (precinct no. MD3)	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Retirement facility	Code assessment	
	All circumstances	• Medium density residential zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Short-term accommodation	Code assessment	
	If: • located within the Multi-storey medium density precinct (precinct no. MD3); or • an extension to an existing short-term accommodation use, where located in all precincts	• Medium density residential zone code • Short-term accommodation code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	Accepted development subject to requirements	
	If: - for self-contained recreational vehicle ground within an existing tourist park; and - involving not more than 10 self-contained recreational vehicles	Tourist park and relocatable home park code
	Code assessment	
	All other circumstances where involving an existing tourist park	- Medium density residential zone code - Tourist park and relocatable home park code - General development requirements code - Healthy waters code
Utility installation	Accepted development	
	If not involving: - mail depot; or - sewerage treatment plant; or - waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.13 – Mixed use zone

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Childcare centre	Code assessment	
	If not located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • Childcare centre code • General development requirements code • Healthy waters code
Community activities	Accepted development subject to requirements	
	If: • within an existing / approved part of the building previously or approved to be occupied by a non-residential use; and • not involving: - a hospital; or - emergency services in the Amenity and convenience precinct (precinct no. MX1)	Community activities code
	Code assessment	
	Otherwise	• Mixed use zone code • Community activities code • General development requirements code • Healthy waters code
Community residence	Accepted development	
	If: • complying with Schedule 6, Part 2, Section 6 (1) b-e of the Regulation; and • not located on a site that has frontage to Sydney Street or Juliet Street	No assessment benchmarks apply
	Code assessment	
	If not: • accepted development; and • located on a site that has frontage to Sydney Street or Juliet Street	• Mixed use zone code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dual occupancy	Code assessment	
	If: - located within the Fringe commercial precinct (precinct no. MX2); and - not located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Multiple dwelling activities code - General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Dwelling house	Accepted development subject to requirements	
	If: - located within the Fringe commercial precinct (precinct no. MX2); and - not located on a site that has frontage to Sydney Street or Juliet Street	Dwelling house code
Dwelling unit	Accepted development subject to requirements	
	If: - within an existing / approved building; and - where located above the ground floor	Caretaker’s accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	- Mixed use zone code - Caretaker’s accommodation, dwelling unit and rural workers accommodation code - General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Garden centre	Code assessment	
	If located in the Fringe commercial precinct (precinct no. MX2)	- Mixed use zone code - Outdoor business activities code - General development requirements code - Healthy waters code
Hardware and trade supplies	Code assessment	
	If: - the use does not include a retail shop open to the general public¹⁰; and - located within the Fringe commercial precinct (precinct no. MX2)	- Mixed use zone code - Industry activities code - General development requirements code - Healthy waters code

¹⁰ “Hardware and trade supplies” that does include retail shop open to the general public is considered a “Centre activity”

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	Accepted development	
	If: - occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	If located within the Amenity and convenience precinct (precinct no. MX1)	- Mixed use zone code - Centre activities code - General development requirements code - Healthy waters code
Indoor sport and recreation	Accepted development subject to requirements	
	If located: - in the Fringe commercial precinct (precinct no. MX2); and - within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Recreation activities code
	Code assessment	
	If: - not accepted development subject to requirements; and - located within the Fringe commercial precinct (precinct no. MX2)	- Mixed use zone code - Recreation activities code - General development requirements code - Healthy waters code

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Research and technology industry	Accepted development subject to requirements	
	If: - located on a site that has frontage to Sydney Street or Juliet Street; and - within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	If - not accepted development subject to requirements; and - located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Industry activities code - General development requirements code - Healthy waters code
Residential care facility	Code assessment	
	If: - located within the Fringe commercial precinct (precinct no. MX2); and - not located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Retirement facility	Code assessment	
	If not located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Rooming accommodation	Code assessment	
	If not located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service industry	Accepted development subject to requirements	
	If: - located in the Fringe commercial precinct (precinct no. MX2); and - within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	If - not accepted development subject to requirements; and - located in the Fringe commercial precinct (precinct no. MX2)	- Mixed use zone code - Industry activities code - General development requirements code - Healthy waters code
Service station	Code assessment	
	If located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Service station and car wash code - General development requirements code - Healthy waters code
Short-term accommodation	Code assessment	
	If not located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Short-term accommodation code - General development requirements code - Healthy waters code
Substation	Code assessment	
	If: - the input and/or output voltage is 66kV or less; and - located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - General development requirements code - Healthy waters code
Telecommunications facility	Code assessment	
	If located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Telecommunications facility code - General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Transport depot	Code assessment	
	If: - located on a site that has frontage to Sydney Street or Juliet Street; and - involving the storage of: - vehicles associated with a taxi service; or - B99 or smaller vehicles	- Mixed use zone code - Industry activities code - General development requirements code
Utility installation	Accepted development	
	If not involving: - mail depot; or - sewerage treatment plant; or - waste (refuse) management facilities	No assessment benchmarks apply
	Code assessment	
	If involving a mail depot located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Industry activities code - General development requirements code - Healthy waters code
Warehouse	Accepted development subject to requirements	
	If: - located on a site that has frontage to Sydney Street or Juliet Street; and - within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	If: - not accepted development subject to requirements; and - located on a site that has frontage to Sydney Street or Juliet Street	- Mixed use zone code - Industry activities code - General development requirements code - Healthy waters code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.14 – Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment	
	If located in Finch Hatton or Eungella	• Neighbourhood centre zone code • General development requirements code • Healthy waters code
Bar	Accepted development subject to requirements	
	If located: • in Finch Hatton or Eungella; and • on the ground floor; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity	Centre activities code
	Code assessment	
	If: • located in Finch Hatton or Eungella; and • not accepted development subject to requirements	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code
Car wash	Code assessment	
	If involving an extension to an existing car wash	• Neighbourhood centre zone code • Service station and car wash code • General development requirements code • Healthy waters code
Caretaker's accommodation	Accepted development subject to requirements	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code
Childcare centre	Code assessment	
	All circumstances	• Neighbourhood centre zone code • Childcare centre code • General development requirements code • Healthy waters code
Club	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community care centre	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code
Community use	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code
Dual occupancy	Code assessment	
	All circumstances	• Neighbourhood centre zone code • Multiple dwelling activities code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Dwelling house	Accepted development subject to requirements	
	All circumstances, except where located in Finch Hatton	Dwelling house code
	Code assessment	
	Where located in Finch Hatton	• Neighbourhood centre zone code • Dwelling house code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	Accepted development subject to requirements	
	If located above the ground floor of an existing / approved non-residential building	Caretaker's accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Educational establishment	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code
Emergency services	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Food and drink outlet	Accepted development subject to requirements	
	If: - within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and - not involving 'drive-through' facilities	Centre activities code
	Code assessment	
	If: - not accepted development subject to requirements; and - not involving 'drive-through' facilities	- Neighbourhood centre zone code - Centre activities code - General development requirements code - Healthy waters code
Garden centre	Code assessment	
	All circumstances	- Neighbourhood centre zone code - Outdoor business activities code - General development requirements code - Healthy waters code
Health care services	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Centre activities code
	Code assessment	
	Otherwise	- Neighbourhood centre zone code - Centre activities code - General development requirements code - Healthy waters code
Home-based business	Accepted development	
	If: - occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Hotel	Code assessment	
	If located in Finch Hatton or Eungella	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code
Low impact industry involving: • brewery	Code assessment	
	If located in Finch Hatton or Eungella	• Neighbourhood centre zone code • Industry activities code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Multiple dwelling	Code assessment	
	All circumstances	• Neighbourhood centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Office	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity	Centre activities code
	Code assessment	
	If: • not accepted development subject to requirements; and • the gross floor area of the use does not exceed 200m².	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service industry	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Industry activities code • General development requirements code • Healthy waters code
Service station	Code assessment	
	If involving an extension to an existing service station	• Neighbourhood centre zone code • Service station and car wash code • General development requirements code • Healthy waters code
Short-term accommodation	Accepted development	
	If: • involving short-term rental accommodation; and • located: – in Finch Hatton or Eungella; and – within an existing dwelling	No assessment benchmarks apply
Shop	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity	Centre activities code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code
Shopping centre	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity	Centre activities code
	Code assessment	
	Otherwise	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
Veterinary service	Code assessment	
	If located in Finch Hatton or Eungella	• Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.15 – Open space zone

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Telecommunications facility	Code assessment	
	All circumstances	• Open space zone code • Telecommunications facility code • General development requirements code
Tourist park	Accepted development subject to requirements	
	If: • for self-contained recreational vehicle ground within an existing tourist park; and • involving not more than 10 self-contained recreational vehicles	Tourist park and relocatable home park code – Table 9.3.21.3.B
	Code assessment	
	All other circumstances where involving an existing tourist park	• Open space zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code
Utility installation	Accepted development	
	If not code assessment and undertaken by or on behalf of Council	No assessment benchmarks apply
	Code assessment	
	If: • involving sewerage treatment plant or waste (refuse) management facility undertaken by or on behalf of Council; or • involving a sewerage treatment plant undertaken by an entity / entities other than Council and with a design capacity of less than 100 Equivalent Persons	• Open space zone code • General development requirements code • Healthy waters code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.16 – Principal centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Car wash	Code assessment	
	All circumstances	- Principal centre zone code - Service station and car wash code - General development requirements code - Healthy waters code
Caretaker's accommodation	Accepted development subject to requirements	
	All circumstances	Caretaker's accommodation and rural workers accommodation code
Centre activities	Accepted development subject to requirements	
	If: - within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and - not a bar	Centre activities code
	Code assessment	
	Otherwise	- Principal centre zone code - Centre activities code - General development requirements code - Healthy waters code
Childcare centre	Code assessment	
	All circumstances	- Principal centre zone code - Childcare centre code - General development requirements code - Healthy waters code
Community activities	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	- Principal centre zone code - Community activities code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	Accepted development subject to requirements	
	If: • within an existing / approved building; and • where located above the ground floor	Caretaker's accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	• Principal centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Home-based business	Accepted development	
	If: • occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	All circumstances	• Principal centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Indoor sport and recreation	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Recreation activities code
	Code assessment	
	Otherwise	• Principal centre zone code • Recreation activities code • General development requirements code • Healthy waters code
• Low impact industry, involving: ○ Brewery ○ Coffee roasting ○ Distilling alcohol	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	• Principal centre zone code • Industry activities code • General development requirements code • Healthy waters code
Major sport, recreation and entertainment facility	Accepted development	
	If involving extensions to an existing facility that increase patron ¹¹ capacity by 20% or less	No assessment benchmarks apply
	Code assessment	
	Otherwise	• Principal centre zone code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code

¹¹ "Patron" includes any person who attends the facility for an event. Therefore, patrons can include spectators, delegates, sporting competitors, performers, officials, employees and other types of participants.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling	Code assessment	
	All circumstances	- Principal centre zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Outdoor sport and recreation	Accepted development	
	If involving extensions to an existing facility not more than 25% increase in total participant / spectator capacity	No assessment benchmarks apply
	Code assessment	
	Otherwise	- Principal centre zone code - Recreation activities code - General development requirements code - Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	All circumstances	- Principal centre zone code - Parking station code - General development requirements code - Healthy waters code
Rooming accommodation	Code assessment	
	All circumstances	- Principal centre zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Service industry	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	Otherwise	- Principal centre zone code - Industry activities code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Service station	Code assessment	
	All circumstances	• Principal centre zone code • Service station and car wash code • General development requirements code • Healthy waters code
Short-term accommodation	Code assessment	
	All circumstances	• Principal centre zone code • Short-term accommodation code • General development requirements code • Healthy waters code
Substation	Code assessment	
	If the input and/or output voltage is 66kV or less	• Principal centre zone code • General development requirements code • Healthy waters code
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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Table 5.5.17 – Rural zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment	
	If on a site that adjoins, or is within 50 metres of land within the Township zone	• Rural zone code • General development requirements code • Healthy waters code
Animal husbandry	Accepted development	
	All circumstances	No assessment benchmarks apply
Animal keeping	Accepted development subject to requirements	
	If: • involving stables or wildlife refuge; and • not located within the Investigation area precinct (precinct no. RU1)	Intensive rural activities code
	Code assessment	
	If not: • involving stables or wildlife refuge; and • located within the Investigation area precinct (precinct no. RU1)	• Rural zone code • Intensive rural activities code • General development requirements code
Aquaculture	Code assessment	
	If: • not located within the Investigation area precinct (precinct no. RU1); and • the use and any ancillary operation areas are 100 metres or more from a sensitive land use; and • the facility involves: - a recirculating tank based system with an area of 50m² or less; or - ponds or above ground tanks with a total surface area or 5ha or less	• Rural zone code • Intensive rural activities code • General development requirements code
Bulk landscape supplies	Code assessment	
	If on a site that adjoins or is within 1 kilometre of land within an urban zone	• Rural zone code • Outdoor business activities code • General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
	All circumstances	• Rural zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Cropping	Accepted development	
	If: • not involving forestry for wood production; or • complying with the requirements in Schedule 6, Part 2, Section 3 and Schedule 13 of the Regulation	No assessment benchmarks apply
	Code assessment	
	If not accepted development	Rural zone code
Dwelling house	Accepted development subject to requirements	
	All circumstances	Dwelling house code
Emergency services	Code assessment	
	All circumstances	• Rural zone code • Community activities code • General development requirements code • Healthy waters code
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Extractive industry	Code assessment	
	If: • not located within the Investigation area precinct (precinct no. RU1); and - involving the extraction of 5,000 tonnes or less of material per annum; and - not involving blasting or the use of crushing plant	• Rural zone code • Extractive industry code • General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Home-based business	Accepted development	
	If: - occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Intensive animal industry	Accepted development	
	If: - not located within the Investigation area precinct (precinct no. RU1); and - involving: - a poultry and egg production farm involving 20 poultry or less; or - a piggery involving 5 pigs or less; or - a feedlot involving 20 cattle (or other hard-hoofed animal) or less	No assessment benchmarks apply
	Code assessment	
	If: - not located within the Investigation area precinct (precinct no. RU1); and - involving: - a poultry and egg production farm involving between 21 and 1,000 poultry; or - a piggery involving between 6 and 400 standard pig units; or - a feedlot involving between 21 and 150 cattle (or other hard-hoofed animal)	- Rural zone code - Intensive rural activities code - General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Intensive horticulture	Code assessment	
	If not located within the Investigation area precinct (precinct no. RU1)	• Rural zone code • Intensive rural activities code • General development requirements code
Low impact industry, involving: • brewery • coffee roasting • distilling alcohol	Code assessment	
	If the use is ancillary to a cropping use (agricultural activity) on the premises	• Rural zone code • General development requirements code
Nature based tourism	Accepted development subject to requirements	
	If: • for self-contained recreational vehicle grounds; and • involving not more than 10 self-contained recreational vehicles	Nature-based tourism code – Table 9.3.12.3.B
	Code assessment	
	If: • not accepted development subject to requirements; and • involving not more than 25 self-contained recreational vehicles or accommodation sites¹²	• Rural zone code • Nature-based tourism code • General development requirements code • Healthy waters code
Park	Accepted assessment	
	All circumstances	No assessment benchmarks apply
Permanent plantations	Accepted development	
	All circumstances	No assessment benchmarks apply
Roadside stall	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Rural industry	Code assessment	
	All circumstances	• Rural zone code • General development requirements code
Rural workers accommodation	Code assessment	
	All circumstances	• Rural zone code • Caretaker's accommodation and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code

¹² The number of accommodation sites do not include accommodation facilities provided for the manager or other employees.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Short-term accommodation	Code assessment	
	If involving a farm stay: - with not more than 10 accommodation rooms; and - providing accommodation for not more than 30 guests¹³	- Rural zone code - Short-term accommodation code - General development requirements code
Substation	Code assessment	
	If the input and/or output voltage is 66kV or less	- Rural zone code - General development requirements code - Healthy waters code
Telecommunications facility	Code assessment	
	All circumstances	- Rural zone code - Telecommunications facility code - General development requirements code
Tourist attraction, involving: - adventure tourism - farm based tourism, including food tourism	Code assessment	
	All circumstances	- Rural zone code - General development requirements code
Tourist park	Accepted development subject to requirements	
	If: - for Self-contained recreational vehicle ground within an existing Tourist park; and - involving not more than 10 self-contained recreational vehicles	Tourist park and relocatable home park code – Table 9.3.21.3.B
	Code assessment	
	If not Accepted development subject to requirements and involving not more than 50 sites	- Rural zone code - Tourist park and relocatable home park code - General development requirements code

¹³ The number of accommodation rooms and number of guests thresholds do not include accommodation facilities provided for the manager or other employees.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Utility installation	Accepted development	
	If not code assessment and undertaken by or on behalf of Council	No assessment benchmarks apply
	Code assessment	
	If: - involving a sewerage treatment plant or waste (refuse) management facility undertaken by or on behalf of Council; or - involving a sewerage treatment plant undertaken by an entity / entities other than Council and with a design capacity of less than 100 Equivalent Persons	- Rural zone code - General development requirements code - Healthy waters code
Wholesale nursery	Accepted development	
	If involving buildings or structures (including green-house / netting structures) that do not exceed: - an area that is the lesser of 20% of the total site area or 2,000m²; and - a height of 8.5 metres	No assessment benchmarks apply
	Code assessment	
	Otherwise	- Rural zone code - General development requirements code
Winery	Code assessment	
	All circumstances	- Rural zone code - General development requirements code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

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

Table 5.5.18 – Rural residential zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Animal husbandry	Accepted development subject to requirements	
	All circumstances	Rural residential zone code
Community residence	Code assessment	
	If not accepted development ¹⁴	• Rural residential zone code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only • Healthy waters code
Cropping	Accepted development subject to requirements	
	All circumstances	Rural residential zone code
Dwelling house	Accepted development subject to requirements	
	All circumstances	Dwelling house code
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Home-based business	Accepted development	
	If: • occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Roadside stall	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code

¹⁴ Schedule 6, Part 2, Section 6 of the Regulation sets out requirements for community residence to be accepted development subject requirements.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	Accepted development subject to requirements	
	If for self-contained recreational vehicle ground where: - involving not more than 10 self-contained recreational vehicles; and - located with a Hotel	Tourist park and relocatable home park code – Table 9.3.21.3.B
	Code assessment	
	If for self-contained recreational vehicle ground where: - involving more than 10 self-contained recreational vehicles; and - located with a Hotel	- Rural residential zone code - Tourist park and relocatable home park code - General development requirements code - Healthy waters code
Utility installation	Accepted development	
	If not involving: - mail depot; or - sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or - waste (refuse) management facilities	No assessment benchmarks apply
Wholesale nursery	Accepted development subject to requirements	
	All circumstances	Rural residential zone code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.19 – Special purpose zone

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

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Table 5.5.20 – Specialised centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code • Healthy waters code
Community residence	Accepted development	
	If: • in the Tavern precinct (precinct no. SC2); and • complying with Schedule 6, Part 2, Section 6 (1) b-e of the Regulation	No assessment benchmarks apply
	Code assessment	
	If: • in the Tavern precinct (precinct no. SC2); and • not accepted development	• Specialised centre zone code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only • Healthy waters code
Dual occupancy	Code assessment	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Multiple dwelling activities code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only
Dwelling house	Accepted development subject to requirements	
	If in the Tavern precinct (precinct no. SC2)	Dwelling house code
Dwelling unit	Accepted development subject to requirements	
	If: • in the Tavern precinct (precinct no. SC2); and • within an existing / approved building; and • where located above the ground floor	Caretaker's accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	• Specialised centre zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	Accepted development subject to requirements	
	If: - in the Tavern precinct (precinct no. SC2); and - within an existing / approved building; and - where located above the ground floor	Caretaker's accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	- Specialised centre zone code - Caretaker's accommodation, dwelling unit and rural workers accommodation code - General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Hardware and trade supplies	Code assessment	
	If in the Showrooms and hardware precinct (precinct no. SC1)	- Specialised centre zone code - Centre activities code - General development requirements code - Healthy waters code
Home-based business	Accepted development	
	If: - occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or - involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	If in the Tavern precinct (precinct no. SC2)	- Specialised centre zone code - Centre activities code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Market	Accepted development subject to requirements	
	If in the Tavern precinct (precinct no. SC2)	Market and roadside stall code
Multiple dwelling	Code assessment	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Outdoor business activities	Code assessment	
	If in the Showrooms and hardware precinct (precinct no. SC1)	• Specialised centre zone code • Outdoor business activities code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Retirement facility	Code assessment	
	If in the Tavern precinct (precinct no. SC2)	• Specialised centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code
Sales office	Accepted development subject to requirements	
	If in the Tavern precinct (precinct no. SC2)	Sales office code
Showroom	Code assessment	
	If in the Showrooms and hardware precinct (precinct no. SC1)	• Specialised centre zone code • Centre activities code • General development requirements code • Healthy waters code
Telecommunications facility	Code assessment	
	All circumstances	• Specialised centre zone code • Telecommunications facility code • General development requirements code
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.21 – Sport and recreation zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Code assessment	
	All circumstances	• Sport and recreation zone code • Caretaker's accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Club	Code assessment	
	All circumstances	• Sport and recreation zone code • Community activities code • General development requirements code • Healthy waters code
Centre activities involving: • bar • food and drink outlet • health care services • shop	Accepted development subject to requirements	
	If: • located in Finch Hatton; and • within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and • not involving a bar	• Centre activities code
	Code assessment	
	If: • located in Finch Hatton; and • not accepted development subject to requirements	• Sport and recreation zone code • Centre activities code • General development requirements code • Healthy waters code
Community use	Accepted development	
	If undertaken by or on behalf of Mackay Regional Council	No assessment benchmarks apply
	Code assessment	
	All circumstances	• Sport and recreation zone code • Community activities code • General development requirements code • Healthy waters code
Emergency services	Accepted development	
	If located in Finch Hatton and undertaken by or on behalf of: • Mackay Regional Council; or • Queensland Government	No assessment benchmarks apply
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Low impact industry involving: • brewery	Accepted development subject to requirements	
	If located: • in Finch Hatton; and • within an existing / approved building that has previously, or is approved to be, occupied by a non-residential use	Industry activities code
	Code assessment	
	If: • located in Finch Hatton; and • not accepted development subject to requirements	• Sport and recreation zone code • Industry activities code • General development requirements code • Healthy waters code
Major sport, recreation and entertainment facility	Accepted development	
	If: • undertaken by or on behalf of Mackay Regional Council; or • involving extensions to an existing facility: - that increase patron ¹⁵ capacity by 20% or less; and - where the site does not adjoin land within a sensitive land use zone	No assessment benchmarks apply
	Code assessment	
	Otherwise	• Sport and recreation zone code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall

¹⁵ Refer to Schedule 1 for definition of "Patron".

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Nature-based tourism	Accepted development subject to requirements	
	If: - located in Finch Hatton; and - for self-contained recreational vehicle grounds; and - involving not more than 10 self-contained recreational vehicles	Nature-based tourism code
	Code assessment	
	If: - not accepted development subject to requirements; and - located in Finch Hatton; and - involving not more than 25 self-contained recreational vehicles or accommodation sites¹⁶	- Sport and recreation zone code - Nature-based tourism code - General development requirements code - Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	All circumstances	- Sport and recreation zone code - Parking station code - General development requirements code - Healthy waters code
Recreation activities	Accepted development	
	If undertaken by or on behalf of Mackay Regional Council	No assessment benchmarks apply
	Accepted development subject to requirements	
	If involving: - indoor sport and recreation if within an existing / approved building that has previously, or is approved to be, occupied by a non-residential use; or - extensions to an existing facility not more than: 25% increase in the total participant, spectator and employee capacity of outdoor sport and recreation; or	Recreation activities code

¹⁶ The number of accommodation sites do not include accommodation facilities provided for the manager or other employees.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	- 25% increase in the total GFA of indoor sport and recreation	
	Code assessment	
	Otherwise	• Sport and recreation zone code • Recreation activities code • General development requirements code • Healthy waters code
Telecommunications facility	Code assessment	
	All circumstances	• Sport and recreation zone code • Telecommunications facility code • General development requirements code
Utility installation	Accepted development	
	If not involving: • mail depot; or • sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or • waste (refuse) management facilities	No assessment benchmarks apply
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

Table 5.5.22 – Tourism zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Caretaker's accommodation	Accepted development subject to requirements	
	All circumstances	Caretaker's accommodation, dwelling unit and rural workers accommodation code
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Food and drink outlet	Code	
	All circumstances	• Tourism zone code • Centre activities code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Nature-based tourism	Accepted development subject to requirements	
	If: • for self-contained recreational vehicle grounds; and • involving not more than 10 self-contained recreational vehicles	Nature-based tourism code
	Code	
	All other circumstances	• Tourism zone code • Nature-based tourism code • General development requirements code • Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Resort complex	Accepted development	
	If involving alterations or additions that increase the total gross floor area by not more than 10%	No assessment benchmarks apply
	Code assessment	
	Otherwise	• Tourism zone code • General development requirements code • Healthy waters code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Short-term accommodation	Code assessment	
	All circumstances	• Tourism zone code • Short-term accommodation code • General development requirements code • Healthy waters code
Tourist park	Accepted development subject to requirements	
	If: • for self-contained recreational vehicle	Tourist park and relocatable home park code – Table 9.3.21.3.B

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	ground within an existing Tourist park; and	
	involving not more than 10 self-contained recreational vehicles	
	Code assessment	
	All other circumstances	- Tourism zone code - Tourist park and relocatable home park code - General development requirements code - Healthy waters code
Utility installation	Accepted development	
	If not involving: - sewerage treatment plant - mail depot; or - waste (refuse) management facilities	No assessment benchmarks apply
	Code assessment	
	If involving a sewerage treatment plant: - undertaken by or on behalf of Council; or - with a design capacity of more than 100 Equivalent Persons	- Tourism zone code - General development requirements code - Healthy waters code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the "Categories of development and assessment" column. Any other undefined use.		The planning scheme

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

Table 5.5.23 – Township zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Agricultural supplies store	Code assessment	
	All circumstances	- Township zone code - General development requirements code - Healthy waters code
Car wash	Code assessment	
	All circumstances	- Township zone code - Service station and car wash code - General development requirements code - Healthy waters code
Caretaker's accommodation	Code assessment	
	All circumstances	- Township zone code - Caretaker's accommodation, dwelling unit and rural workers accommodation code - General development requirements code – provisions in the "utility and infrastructure services" and "flooding" subsections only
Centre activities	Accepted development subject to requirements	
	If: - located on the ground floor; and - within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity; and - not involving a: - bar; or - food and drink outlet	Centre activities code
	Code assessment	
	If not: - accepted development subject to requirements; and - involving a bar	- Township zone code - Centre activities code - General development requirements code - Healthy waters code
Childcare centre	Code assessment	
	All circumstances	- Township zone code - Childcare centre code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Community activities	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use	Community activities code
	Code assessment	
	Otherwise	• Township zone code • Community activities code • General development requirements code • Healthy waters code
Community residence	Code assessment	
	If not accepted development ¹⁷	• Township zone code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only • Healthy waters code
Dwelling house	Accepted development¹⁸	
	All circumstances	No assessment benchmarks apply
Dwelling unit	Accepted development subject to requirements	
	If: • within an existing / approved building; and • where located above the ground floor	Caretaker’s accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	• Township zone code • Caretaker’s accommodation, dwelling unit and rural workers accommodation code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only

¹⁷ Schedule 6, Part 2, Section 6 of the Regulation sets out requirements for community residence to be accepted development.

¹⁸ Overlays may identify a Dwelling house as assessable development. Refer to Section 5.10 Categories of development and Assessment – Overlays.

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Garden centre	Code assessment	
	All circumstances	• Township zone code • Outdoor business activities code • General development requirements code • Healthy waters code
Home-based business	Accepted development	
	If: • occupying a floor area of 30m² or less and the activity does not involve: - employees on the site that do not also reside in the dwelling; or - customers or clients visiting the site; or - direct retail activity or hiring of goods on / from the site; or - industrial activities; or - service industry activities; or • involving home-based childcare	No assessment benchmarks apply
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	If involving an extension to an existing hotel use	• Township zone code • Centre activities code • General development requirements code • Healthy waters code
Indoor sport and recreation	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be occupied by a recreation activity	Recreation activities code
	Code assessment	
	Otherwise	• Township zone code • Recreation activities code • General development requirements code • Healthy waters code
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Multiple dwelling activities	Code assessment	
	If the: - building height does not exceed: 11 metres at Sarina Beach (identified by Figure 6.2.23.3.B); or 8.5 metres in all other locations; and - maximum residential density does not exceed the maximum densities prescribed in Table 6.2.23.3.A – Acceptable outcome AO11.2	- Township zone code - Multiple dwelling activities code - General development requirements code - Healthy waters code
Nature-based tourism	Accepted development subject to requirements	
	If: - for self-contained recreational vehicle grounds; and - involving not more than 10 self-contained recreational vehicles	Nature-based tourism code
Outdoor sport and recreation	Code assessment	
	All circumstances	- Township zone code - Recreation activities code - General development requirements code - Healthy waters code
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Roadside stall	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code
Service station	Code assessment	
	All circumstances	- Township zone code - Service station and car wash code - General development requirements code - Healthy waters code
Short-term accommodation	Accepted development	
	If: - involving short-term rental accommodation; and - located within an existing dwelling	No assessment benchmarks apply
	Code assessment	
	If: - not accepted development; and - in all other circumstances	- Township zone code - Short-term accommodation code - General development requirements code - Healthy waters code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	Accepted development subject to requirements	
	If: - for self-contained recreational vehicle ground; and - involving not more than 10 self-contained recreational vehicles; and - within an existing Tourist park; or - located with an existing Resort complex or Hotel	Tourist park and relocatable home park code
	Code assessment	
	All other circumstances	- Township zone code - Tourist park and relocatable home park code - General development requirements code - Healthy waters code
Utility installation	Accepted development	
	If not involving: - mail depot; or - sewerage treatment plant with a design capacity of more than 100 Equivalent Persons; or - waste (refuse) management facilities	No assessment benchmarks apply
Wholesale nursery	Code assessment	
	All circumstances	- Township zone code - General development requirements code
Impact assessment		
Any other use not listed in this table. Any use listed in this table and not meeting the criteria in the “Categories of development and assessment” column. Any other undefined use.		The planning scheme

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

5.6 Categories of development and assessment – Reconfiguring a lot

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

Table 5.6.1 – Reconfiguring a lot

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

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

5.7 Categories of development and assessment – Building work

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

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

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

Note – under Table 5.10.1, building work (including any ancillary structures, whether permanent (such as flag poles, antennae) or temporary (such as cranes and other construction equipment)) where on a premises triggering the Airport environs overlay is assessable development under the nominated circumstances where a built structure has a height exceeding the obstacle limitation surface.

5.8 Categories of development and assessment – Operational work

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

Table 5.8.1 – Operational work

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Operational work – general		
All zones	Accepted development	
	Operational work undertaken by or for a public sector entity	No assessment benchmarks apply
Operational work – placing an advertising device		
All zones	Accepted development	
	Operational work – placing an advertising device associated with a home-based business ¹⁹	No assessment benchmarks apply
Operational work – infrastructure works and landscape works		
All zones	Accepted development	
	Operational work undertaking infrastructure works or landscape works when undertaken by a public sector entity	No assessment benchmarks apply
	Operational work undertaking roadworks on a road to provide access to a lot (driveway crossovers)	No assessment benchmarks apply
	Operational work undertaking landscape works associated with a dwelling house or caretaker's residence	No assessment benchmarks apply
	Code assessment	
	Operational work undertaking infrastructure works where: - not accepted development; and - associated with reconfiguring a lot or material change of use	- Relevant zone code - General development requirements code - Healthy waters code
	Operational work undertaking landscape works where: - not accepted development; and - associated with reconfiguring a lot or	- Relevant zone code - General development requirements code

¹⁹ Home-based business (HBB) signage is addressed by the Home-based business code and it is not intended to duplicate process in this section. In a number of zones, a code assessable MCU application is triggered if a proposed HBB sign does not comply with the relevant Acceptable Outcomes of the Home-based business code, please refer to the table of assessment for each zone for more detail.

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	material change of use	
	Operational work for car parking and vehicle circulation where the area of the carpark and associated vehicle circulation area is more than 200m ²	- Relevant zone code - General development requirements code
	Operational work involving waste water discharge from an urban purpose	- General development requirements code - Healthy waters code
- Urban zones; and - Sport and recreation zone; and - Tourism zone; and - Special purpose zone; and - Community facilities zone	Code assessment	
	Operational work for a constructed lake 250m ² in area or less	Healthy waters code
	Impact assessment	
	Operational work for a constructed lake more than 250m ² in area	The planning scheme
Operational work – excavation or filling of land		
- Zones within key urban areas²⁰; and - Township zone	Code assessment	
	Operational work for the excavation or filling of land if: - the proposed works involve more than 20m³ or more than 200mm in depth; or - the proposed works, combined with previously undertaken excavation or filling, exceeds 20m³ or 200mm in depth	- Relevant zone code - General development requirements code - Healthy waters code
Rural residential zone	Code assessment	
	Operational work for the excavation or filling of land if: - the proposed works involve more than 200m³ within 50 metres from a property boundary; or - the proposed works involve more than 500m³; or - the proposed works, combined with previously undertaken excavation or filling, exceed: 200m³ if within 50 metres of a property boundary; or 500m³	- Relevant zone code - General development requirements code

²⁰ Refer to Schedule 1 for definition of “Key urban area”

Zone	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All other zones ²¹ , including Rural zone	Accepted development subject to requirements	
	Operational work for the excavation or filling of land if the proposed works: - are located 100 metres or more from a property boundary; or - located within 100 metres and involving 500m³ or less including where combined with previously undertaken excavation or filling	General development requirements code
	Code assessment²²	
	Operational work for the excavation or filling of land if the proposed works: - are located within 100 metres from any property boundary; and - involve more than 500m³ including where combined with previously undertaken excavation or filling	- Relevant zone code - General development requirements code
Accepted development		
Any other operational work not listed in this table, or less than the thresholds identified in the Categories of development and assessment column.		

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

²¹ Zones that are not within the key urban areas, Township zone or Rural residential zone

²² Schedule 6, Part 3 of the Regulation lists operational work that the planning scheme cannot make assessable.

5.9 Categories of development and assessment – Local plans

The following tables identify the categories of development and assessment for development in the Mackay city centre local plan (Table 5.9.1) and Marian local plan (Table 5.9.2).

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Where located in the Mackay city centre local plan		
All uses if assessable development and not listed in this table	No change	Mackay city centre local plan code
• Caretaker's accommodation • Short-term accommodation	Impact assessment	
	If located within the: • education mixed use precinct (precinct no. CC3); or • civic precinct (precinct no. CC5)	The planning scheme
Centre activities	Code assessment	
	If located within the education mixed use precinct (precinct no. CC3) and involving: • Food and drink outlet • Health care services • Office • Shop • Shopping centre • Theatre • Veterinary service	Mackay city centre local plan code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment If: • Function facility located within the education mixed use precinct (precinct no. CC3); or • Funeral parlour located within the: - education mixed use precinct (precinct no. CC3); - civic precinct (precinct no. CC5); or - exhibition/events precinct (precinct no. CC4); or • Hardware and trade supplies (if involving a retail shop open to the general public only) located within the: - education mixed use precinct (precinct no. CC3); - civic precinct (precinct no. CC5); or - exhibition / events precinct (precinct no. CC4); or • Health care services located within the civic precinct (precinct no. CC5) and exhibition/events precinct (precinct no. CC4); or • Office located within the exhibition/events precinct (precinct no. CC4); or • Shop located within the: - civic precinct (precinct no. CC5); or - exhibition/events precinct (precinct no. CC4); or • Shopping centre located within the: - civic precinct (precinct no. CC5); or - exhibition/ events precinct (precinct no. CC4); or	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	- Showroom located within the: - education mixed use precinct (precinct no. CC3); - civic precinct (precinct no. CC5); or - exhibition/events precinct (precinct no. CC4); or - Theatre located within the exhibition/events precinct (precinct no. CC4); or - Veterinary service located within the: - civic precinct (precinct no. CC5); or - exhibition/ events precinct (precinct no. CC4)	
Childcare centre	Impact assessment	
	If located within the exhibition /events precinct (precinct no. CC4)	The planning scheme
Community activities	Code assessment	
	If located within the education mixed use precinct (precinct no. CC3) and involving: - Community care centre - Community use - Emergency services - Place of worship	Mackay city centre local plan code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Impact assessment	
	If: - Community care centre located within the: - civic precinct (precinct no. CC5); or - exhibition/events precinct (precinct no. CC4); or - Educational establishment located within the exhibition/ events precinct (precinct no. CC4); or - Emergency services located within the: - civic precinct (precinct no. CC5); or - exhibition/events precinct (precinct no. CC4); or - Place of worship located within the: - civic precinct (precinct no. CC5); or - exhibition/events precinct (precinct no. CC4)	The planning scheme
- Dwelling unit - Rooming accommodation - Multiple dwelling - Sales office	Impact assessment	
	If located within the: - education mixed use precinct (precinct no. CC3); - exhibition/events precinct (precinct no. CC4); or - civic precinct (precinct no. CC5)	The planning scheme
Hotel	Impact assessment	
	If located within the exhibition/events precinct (precinct no. CC4)	The planning scheme
Landing	Code assessment	
	All circumstances	- Relevant zone code - Mackay city centre local plan code - Ship-sourced pollutants reception facilities code - General development requirements code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
- Indoor sport and recreation - Service industry	Impact assessment	
	If located within the: - exhibition/events precinct (precinct no. CC4); or - civic precinct (precinct no. CC5)	The planning scheme
Major sport, recreation and entertainment facility	Impact assessment	
	If located within the education mixed use precinct (precinct no. CC3)	The planning scheme
Outdoor sport and recreation	Impact assessment	
	If located within the city mixed use precinct (precinct no. CC2)	The planning scheme
Parking station	Impact assessment	
	If located within the education mixed use precinct (precinct no. CC3)	The planning scheme
Retirement facility	Code assessment	
	If located within the City mixed use precinct (precinct no. CC2)	- Principal centre zone code - Mackay city centre local plan code - Multiple dwelling activities code - General development requirements code
Service station	Impact assessment	
	If located within the: - education mixed use precinct (precinct no. CC3); or - exhibition/events precinct (precinct no. CC4); or - civic precinct (precinct no. CC5)	The planning scheme

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Tourist park	Accepted development subject to requirements	
	If: • for self-contained recreational vehicle ground; and • involving not more than 10 self-contained recreational vehicles; and • located within the exhibition/events precinct (precinct no. CC4)	Tourist park and relocatable home park code
	Code assessment	
	If: • not accepted development subject to requirements; and • located within the exhibition/events precinct (precinct no. CC4)	• Principal centre zone code • Mackay city centre local plan code • Tourist park and relocatable home park code • General development requirements code

Table 5.9.2 – Marian central local plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Where located in the Marian central local plan		
All uses if assessable development and not listed in this table.	No change	Marian central local plan code

5.10 Categories of development and assessment – Overlays

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

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

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

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

Table 5.10.1 – Acid sulfate soils overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
All uses except: • Animal husbandry • Cropping • Dual occupancy • Dwelling house • Dwelling unit • Environment facility • Home-based business • Market • Park • Permanent plantation • Roadside stall	Code assessment	
	If on land identified as: • at or below 5 metres AHD and involving: - excavating or otherwise removing 100m³ or more of soil or sediment; or - filling with 500m³ or more of material with an average depth of 0.5 metres or greater; or • above 5 metres AHD and below 20 metres AHD and involving excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD	Acid sulfate soils overlay code
Reconfiguring a lot and operational work		
• OW • ROL where increasing the total number of lots by 2 or more	Code assessment	
	If on land identified as: • at or below 5 metres AHD and involving: - excavating or otherwise removing 100m³ or more of soil or sediment; or - filling with 500m³ or more of material with an average depth of 0.5 metres or greater; or • above 5 metres AHD and below 20 metres AHD and excavating or otherwise removing 100m³ or more of soil or sediment at or below 5 metres AHD	Acid sulfate soils overlay code

Table 5.10.2 – Agricultural land overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
Nature-based tourism if for self-contained recreational vehicle ground	Accepted development subject to requirements	
	If on land identified as: • Agricultural land class A and B; or • Locally Important Agricultural Areas	Agricultural land overlay code
Permanent plantation if the plantation area is more than 2ha	Code assessment	
	If on land identified as Locally important agricultural area	Agricultural land overlay code
All other uses except: • Animal husbandry • Caretaker's accommodation • Cropping • Dwelling house • Dwelling unit • Environment facility • Home-based business • Intensive animal industry • Market • Park • Roadside stall • Rural workers' accommodation • Utility installation where undertaken by or on behalf of Mackay Regional Council	Code assessment	
	If on land identified as: • Agricultural land classification class A and B; or • Agricultural land classification class A and B buffer; or • Locally important agricultural area; or • Locally important agricultural area buffer	Agricultural land overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Reconfiguring a lot		
ROL	Code assessment	
	Code assessment if on land identified as: • Agricultural land classification class A and B; or • Agricultural land classification class A and B buffer; or • Locally important agricultural area; or • Locally important agricultural area buffer	Agricultural land overlay code
Operational work		
OW for excavation or filling of land if greater than 500m³	Code assessment	
	If on land identified as: • Agricultural land classification class A and B; or • Locally important agricultural area	Agricultural land overlay code

Table 5.10.3 – Airport environs overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU, ROL and OW (not including OW identified as Accepted development or accepted development subject to requirements in section 5.8)	Code assessment	
	If within: • a building restriction area – zone A²³; or • public safety area; or • lighting management area and involving: - lighting in straight parallel lines with a length between 500 and 1,000 metres; or - flare plumes; or - reflective cladding; or - upward shining lights; or - flashing lights; or - sodium lights	Airport environs overlay code

²³ Refer to the SPP Guideline for Strategic airports and aviation facilities, June 2016 Appendix 3 (diagrams for each type of aviation facility) to confirm whether development in areas mapped as “Zone A/B” is high enough to be considered within Zone A.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for the following uses (not including outbuildings, verandahs/patios and other non-habitable ancillary structures): • Caretaker's accommodation • Childcare centre • Community residence • Community use • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Health care services • Hospital • Hotel • Multiple dwelling • Nature based tourism • Office • Place of worship • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Rural workers' accommodation • Short-term accommodation • Tourist park • Workforce accommodation	Accepted development subject to requirements	
	If between the 20 ANEF noise contour and 25 ANEF noise contour	Airport environs overlay code
	Code assessment	
	If not accepted development subject to requirements and within the 25 ANEF noise contour or greater noise contours	Airport environs overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
MCU for: • Animal husbandry involving: - stables, - stock handling or slaughtering, or - pig production, • Animal keeping involving: - stables, or - wildlife outside enclosures, • Aquaculture, • Cropping involving fruit tree or turf farm production, • Industrial activities involving food handling or processing, • Intensive animal industry involving: - stock handling or slaughtering, or - pig production, or • Major sport and recreation facility involving stables • Tourist attraction where involving a zoo	Code assessment	
	If within the wildlife hazard buffer zone - 8km	Airport environs overlay code
MCU or BW (if not also assessable as an MCU)	Code assessment	
	If involving buildings or structures with a height exceeding the obstacle limitation surface	Airport environs overlay code
MCU for uses located within wildlife hazard buffer zone - 13km	Impact assessment	
	If involving: • the emission of airborne particulates (including smoke, dust, ash or steam) • the disposal of putrescible waste	The planning scheme
ROL within lighting management area	Impact assessment	
	If including a street/s that has: • a straight section with a length of between 500 and 1,000 metres; • street lighting	The planning scheme

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
OW within the wildlife hazard buffer zone - 13km	Code assessment	
	If generating gaseous plumes or airborne particulates	Airport environs overlay code
OW within the wildlife hazard buffer zone - 3km	Code assessment	
	If involving the creation of a constructed waterbody	Airport environs overlay code

Table 5.10.4 – Biodiversity overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
All uses except: • Animal husbandry • Cemetery • Cropping • Dwelling house • Environment facility • Home-based business • Market • Nature-based tourism if for self-contained recreational vehicle ground • Park • Permanent plantation • Roadside stall • Tourist park if for self-contained recreational vehicle ground • Utility installation	Code assessment	
	If within areas identified as: • environmentally significant vegetation • wildlife habitat • waterways • wetlands • waterway buffers • wetlands buffers	Biodiversity overlay code
Reconfiguring a lot		
ROL	Code assessment	
	If within areas identified as: • environmentally significant vegetation • wildlife habitat • waterways • wetlands • waterway buffers • wetlands buffers	Biodiversity overlay code
Operational work		
OW if earthworks or filling involving the displacement of soil more than: • 200mm deep/high; and • 50m³ total volume	Code assessment	
	If within areas identified as: • environmentally significant vegetation • wildlife habitat • waterways • wetlands • waterway buffers • wetlands buffers	Biodiversity overlay code

Table 5.10.5 – Bushfire hazard overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
Dwelling house (excluding non-habitable outbuildings and extensions to existing dwelling houses²⁴ involving less than a 50% increase in GFA) in any of the following zones: • Community facilities zone • Conservation zone • Open space zone • Rural zone • Rural residential zone • Tourism zone • Township zone (where on a property with an area greater than 2,000m²)	Accepted development	
	Where a written assessment by a suitably qualified bushfire consultant confirms that the site is not in a bushfire hazard area or within 100 metres of a bushfire hazard area	No assessment benchmarks apply
	Accepted development subject to requirements	
	Where not accepted development and on land identified as: • very high bushfire hazard area; or • high bushfire hazard area; or • medium bushfire hazard area; or • within 100 metres of a bushfire hazard area.	Bushfire hazard overlay code
• Adult store • Agricultural supplies store • Centre activities • Childcare centre • Community activities • Community residence • Detention facility • Extractive industry • Home-based business where involving bed and breakfast accommodation • Hotel • Industry activities • Major electricity infrastructure • Major sport, recreation and entertainment facility • Multiple dwelling	Code assessment	
	If on land identified as: • very high bushfire hazard area; or • high bushfire hazard area; or • medium bushfire hazard area; or • within 100 metres of a bushfire hazard area	Bushfire hazard overlay code

²⁴ In this circumstance, an extension to an existing dwelling house does not include a secondary dwelling.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
activities • Nature-based tourism (where not for self-contained recreational vehicle grounds only) • Nightclub entertainment facility • Outdoor business activities • Relocatable home park • Resort complex • Rural industry • Service station • Short-term accommodation • Substation • Telecommunications facility • Tourist attraction • Tourist park (where not for self-contained recreational vehicle ground only) • Utility installation (other than utility installation undertaken by or on behalf of Mackay Regional Council); • Winery • Workforce accommodation		
Reconfiguring a lot		
ROL	Code assessment	
	If on land identified as: • very high bushfire hazard area; or • high bushfire hazard area; or • medium bushfire hazard area; or • within 100 metres of a bushfire hazard area	Bushfire hazard overlay code

Table 5.10.6 – Extractive resources and high impact activities overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
• Childcare centre • Community care centre • Community residence • Dual occupancy • Educational establishment • Health care services • Hospital • Multiple dwelling • Nature-based tourism • Relocatable home park • Residential care facility • Resort complex • Retirement facility • Rooming accommodation • Short-term accommodation • Tourist park	Code assessment	
	If on land identified as: • Key resource area (KRA) resource/processing area or separation area; or • 100 metres of a KRA transport route; or • High impact activity or high impact activity buffer; or • Non-KRA quarry or non-KRA quarry buffer	Extractive resources and high impact activities overlay code
Non-habitable domestic outbuilding(s) associated with a dwelling house	Accepted development	
	All circumstances	No assessment benchmarks apply
Dwelling house (excluding non-habitable domestic outbuildings) on land within the high impact activity buffer for the Mackay showground	Code assessment	
	All circumstances	Extractive resources and high impact activities overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling house (excluding non-habitable domestic outbuildings) on a property with an area greater than 5,000m² within: • KRA resource/processing area or separation area; or • High impact activity or high impact activity buffer; or • Non-KRA quarry or non-KRA quarry buffer	Code assessment	
	All circumstances	Extractive resources and high impact activities overlay code
High impact industry where involving concrete batching or asphalt manufacturing	Code assessment	
	If on land identified as KRA resource/processing area ²⁵	Extractive resources and high impact activities overlay code
Reconfiguring a lot		
ROL	Code assessment	
	If on land identified as: • KRA resource/processing area or separation area; or • 100 metres of a KRA transport route; or • High impact activity or high impact activity buffer; or • Non-KRA quarry or non-KRA quarry buffer	Extractive resources and high impact activities overlay code

²⁵ The text on page 5 - 116 (at the start of Part 5.10) regarding categories of development and assessment in overlays not being able to reduce categories of development and assessment does not apply in this instance. In this instance, the Categories of development and assessment is reduced from impact assessment to code assessment.

Table 5.10.7 – Flood and coastal hazards overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
• Dwelling house • Dual occupancy • Dwelling unit	Accepted development subject to requirements	
	If within the area affected by: • 1% AEP flood event; or • 0.2% AEP flood event	Flood and coastal hazards overlay code
	Code assessment	
	If within the storm tide inundation area	Flood and coastal hazards overlay code
All other uses except: • Animal husbandry • Cropping • Cemetery • Environment facility • Home-based business • Market • Nature-based tourism if for self-contained recreational vehicle ground • Park • Permanent plantation • Roadside stall • Tourist park if for self-contained recreational vehicle ground • Utility installation • Non-residential uses locating within an existing building previously occupied by a non-residential use	Code assessment	
	If within the: • area affected by 1% AEP flood event; or • area affected by 0.2% AEP flood event; or • storm tide inundation area	Flood and coastal hazards overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
All uses except: • Animal husbandry • Cropping • Dwelling house • Environment facility • Home-based business • Market • Nature-based tourism if for self-contained recreational vehicle ground • Park • Permanent plantation • Roadside stall • Tourist park if for self-contained recreational vehicle ground • Utility installation • Non-residential uses locating within an existing building previously occupied by a non-residential use	Code assessment	
	If within the erosion prone area	Flood and coastal hazards overlay code
Reconfiguring a lot or operational work		
ROL	Code assessment	
	If within the: • area affected by 1% AEP flood event; or • area affected by 0.2% AEP flood event; or • storm tide inundation area	Flood and coastal hazards overlay code
OW involving filling where: • outside of the building envelope of a proposed building; • net fill exceeds 50m³	Code assessment	
	If within the: • area affected by 1% AEP flood event; or • area affected by 0.2% AEP flood event; or • storm tide inundation area	Flood and coastal hazards overlay code
ROL and OW (not including OW identified as Accepted development or accepted development subject to requirements in section 5.8)	Code assessment	
	If within the erosion prone area	Flood and coastal hazards overlay code

Table 5.10.8 – Flood risk (Finch Hatton) overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
• Animal husbandry • Cropping • Environment facility • Home-based business, excluding home-based childcare • Landing • Park • Permanent Plantation • Roadside stall	Accepted development	
	All circumstances	No assessment benchmarks
Outdoor sport and recreation	Accepted development	
	In all circumstances if not involving buildings	No assessment benchmarks
	Accepted development subject to requirements	
	If: • involving buildings; and • within the: - low flood risk area; or - medium flood risk area	Flood risk (Finch Hatton) overlay code
	Code assessment	
	If: • involving buildings; and • within the: - high flood risk area; or - very high flood risk area	Flood risk (Finch Hatton) overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Short-term accommodation	Accepted development	
	If involving short-term rental accommodation: - located within an existing dwelling; and - within the: - low flood risk area; or - medium flood risk area	No assessment benchmarks
	Code assessment	
	In all other circumstances	Flood risk (Finch Hatton) overlay code
Centre activities (defined activity group) Service industry	Accepted development	
	If: - locating within an existing building previously occupied by a non-residential use; and - in the: - low flood risk area; or - medium flood risk area; or - high flood risk area or very high flood risk area and not involving an increase in gross floor area	No assessment benchmarks
	Code assessment	
	If not accepted development	Flood risk (Finch Hatton) overlay code
Dual occupancy Dwelling house Dwelling unit Rooming accommodation Sales office	Accepted development subject to requirements	
	If within the: - low flood risk area; or - medium flood risk area	Flood risk (Finch Hatton) overlay code
	Code assessment	
	If within the: - high flood risk area; or - very high flood risk area	Flood risk (Finch Hatton) overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
• Nature-based tourism if for self-contained recreational vehicle ground • Tourist park if for self-contained recreational vehicle ground	Accepted development	
	If the self-contained recreational vehicle ground does not exceed 10 vehicle sites and within the: • low flood risk area; or • medium flood risk area	No assessment benchmarks
	Code assessment	
	If: • not accepted development; or • within the: – high flood risk area; or – very high flood risk area	Flood risk (Finch Hatton) overlay code
• Critical infrastructure • Essential community services • Vulnerable uses Note – refer to Schedule 1 – Administrative terms.	Code assessment	
	If within the: • low flood risk area; or • medium flood risk area; or • high flood risk area; or • very high flood risk area	Flood risk (Finch Hatton) overlay code
All other uses not mentioned in this table	Code assessment	
	If within the: • low flood risk area; or • medium flood risk area; or • high flood risk area; or • very high flood risk area	Flood risk (Finch Hatton) overlay code
Reconfiguring a lot		
Reconfiguring a lot	Code assessment	
	If within the: • low flood risk area; or • medium flood risk area; or • high flood risk area; or • very high flood risk area	Flood risk (Finch Hatton) overlay code

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Operational work		
Operational work involving excavating or filling	Code assessment	
	Operational work involving excavating or filling in the following circumstances: - where: - outside of the building envelope of a proposed building; and - net fill exceeds 50m³ or 200mm in height or depth; and - within the low flood risk area; or - the excavation or filling of land exceeds 50m³ or 200mm in height or depth, and within the: - medium flood risk area; or - high flood risk area; or - very high flood risk area	Flood risk (Finch Hatton) overlay code
Building work		
Building work only	Accepted development	
	If: - within the: - low flood risk area; or - medium flood risk area; or - an open carport (Class 10A); or - non-habitable extension to a dwelling	No assessment benchmarks
	Accepted development subject to requirements	
	If: - within the: - high flood risk area; or - very high flood risk area; and - involving: - minor building work; or - a class 10A building with an area not exceeding 36m²	Flood risk (Finch Hatton) overlay code
	Code assessment	
	In all other circumstances	Flood risk (Finch Hatton) overlay code

Table 5.10.9 – Heritage and neighbourhood character overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Where on or adjoining a property identified as “local heritage place”		
MCU for all uses except: • Animal husbandry • Centre activities within an existing building identified as “local heritage place” involving internal works only • Cropping • Environment facility • Home-based business • Hotel within an existing building identified as “local heritage place” involving internal works only • Market • Nightclub entertainment facility within an existing building identified as “local heritage place” involving internal works only • Park • Roadside stall	Code assessment	
	All circumstances ²⁶	Heritage and neighbourhood character overlay code
ROL	Code assessment	
	All circumstances	Heritage and neighbourhood character overlay code
OW	Code assessment	
	All circumstances, except an OW identified as accepted development or accepted development subject to requirements in section 5.8	Heritage and neighbourhood character overlay code
BW	Code assessment	
	Where involving external extensions visible from a public road or public open space	Heritage and neighbourhood character overlay code

²⁶ Notwithstanding the identified categories of development and assessment, development is not assessable if a general exemption certificate or exemption certificate is issued in accordance with the *Queensland Heritage Act 1992*.

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Where on a property identified as “local heritage place”		
BW	Code assessment	
	Any building work (including minor building work) that is not impact assessment. ²⁷	Heritage and neighbourhood character overlay code
	Impact assessment	
	Where involving the: - total demolition of a building; or - demolition of any part of a building visible from a public road or public open space	The planning scheme
Where within a “neighbourhood character area”		
MCU for all defined uses except: - Home-based business; - Environment facility; - Market; - Park; - Roadside stall	Accepted development subject to requirements	
	If involving an extension to dwelling house	Heritage and neighbourhood character overlay code
	Code assessment	
	Otherwise	Heritage and neighbourhood character overlay code
OW	Code assessment	
	All circumstances, except an OW identified as accepted development or accepted development subject to requirements in section 5.8	Heritage and neighbourhood character overlay code

²⁷ Notwithstanding the identified categories of development and assessment, development is not assessable if a general exemption certificate or exemption certificate is issued in accordance with the Queensland Heritage Act 1992.

Table 5.10.10 – Landscape character and image corridor overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
All uses except: • Animal husbandry • Cemetery • Cropping • Dwelling house • Environment facility • Home-based business • Market • Nature-based tourism if for self-contained recreational vehicle ground • Park • Permanent plantation • Roadside stall • Tourist park if for self-contained recreational vehicle ground • New uses within an existing building	Code assessment	
	If: • within a landscape character area; or • on land adjoining an image corridor	Landscape character and image corridor overlay code
Reconfiguring a lot		
ROL	Code assessment	
	If: • within a landscape character area; or • on land adjoining an image corridor	Landscape character and image corridor overlay code
Operational work		
OW if earthworks or filling involving the displacement of soil more than: • 200mm deep/high; and • 50m³ total	Code assessment	
	If: • within a landscape character area; or • on land within 10 metres of an image corridor	Landscape character and image corridor overlay code

Table 5.10.11 – Landslide hazard overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
• Dwelling house • Dwelling unit • Dual occupancy • Caretaker's accommodation • Nature-based tourism if for self-contained recreational vehicle ground • Rural worker's accommodation • Tourist park if for self-contained recreational vehicle ground	Accepted development subject to requirements	
	If within the landslide hazard area	Landslide hazard overlay code
All other uses, except: • Animal husbandry • Cemetery • Cropping • Environment facility • Home-based business • Market • Park • Roadside stall • Telecommunications facility	Code assessment	
	If within the landslide hazard area	Landslide hazard overlay code
Reconfiguring a lot		
ROL	Code assessment	
	If within the landslide hazard area	Landslide hazard overlay code
Operational work		
OW involving earthworks if involving excavation or filling more than 50m³ (other than the placement of less than 200mm high of topsoil)	Code assessment	
	If within the landslide hazard area	Landslide hazard overlay code

Table 5.10.12 – Regional infrastructure overlay

Development	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Material change of use		
All uses except:	Code assessment	
• Environment facility • Major electricity infrastructure • Park • Substation • Utility installation	If on land identified as: • regional electricity infrastructure; or • substation	Regional infrastructure overlay code
All uses except:	Code assessment	
• Environment facility • Park • Utility installation	If on land identified as railway infrastructure	Regional infrastructure overlay code
All uses except:	Code assessment	
• Animal husbandry • Animal keeping • Cropping • Dwelling house • Dwelling unit • Environment facility • Home-based business • Major electricity infrastructure • Market • Park • Permanent plantation • Roadside stall • Substation • Utility installation	If on land identified as: • proximate to regional electricity infrastructure; or • proximate to a substation; or • proximate to railway infrastructure; or • regional irrigation area	Regional infrastructure overlay code
Reconfiguring a lot		
ROL	Code assessment	
	If on land identified as: • regional electricity infrastructure; or • substation; or • railway infrastructure; or • regional irrigation area; or • proximate to regional electricity infrastructure; or • proximate to a substation; or • proximate to railway infrastructure	Regional infrastructure overlay code

Part 6 Zones

6.1 Preliminary

- (1) Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.
- (2) Zones are mapped and included in Schedule 2.
- (3) The categories of development and assessment for development in a zone are in Part 5.
- (4) Assessment benchmarks for zones are contained in a zone code.
- (5) A precinct may be identified for part of a zone.
- (6) Precinct provisions are contained in the zone code.
- (7) Each zone code identifies the following:
 - (a) the purpose of the code;
 - (b) the overall outcomes that achieve the purpose of the code;
 - (c) the performance outcomes that achieve the overall outcomes and the purpose of the code;
 - (d) the acceptable outcomes that achieve the performance and overall outcomes and the purpose of the code; and
 - (e) the performance and acceptable outcomes for the precinct.
- (8) The following are the zone codes for the planning scheme:
 - (a) Community facilities zone code
 - (b) Conservation zone code
 - (c) District centre zone code
 - (d) Emerging community zone code
 - (i) Alexandra Street precinct (precinct no. EC1)
 - (ii) Andergrove lakes precinct (precinct no. EC2)
 - (iii) Mirani precinct (precinct no. EC3)
 - (iv) Northern Beaches south precinct (precinct no. EC4)
 - (v) Ooralea precinct (precinct no. EC5)
 - (vi) Sarina north precinct (precinct no. EC6)
 - (vii) Shoal Point–Bucasia precinct (precinct no. EC7)
 - (viii) Walkerston precinct (precinct no. EC8)
 - (e) High density residential zone code
 - (f) High impact industry zone code
 - (i) Sugar mill precinct (precinct no. HI1)
 - (ii) Air quality precinct (precinct no. HI2)
 - (g) Industry investigation zone code
 - (i) Boundary Road east precinct (precinct no. II1)
 - (ii) Cowleys Road precinct (precinct no. II2)
 - (iii) Glenella precinct (precinct no. II3)
 - (iv) Marian precinct (precinct no. II4)
 - (v) Paget south precinct (precinct no. II5)
 - (vi) Sarina precinct (precinct no. II6)
 - (h) Local centre zone code
 - (i) Low density residential zone code

- (j) Low impact industry zone code
- (k) Major centre zone code
- (l) Medium density residential zone code
 - (i) Low-medium density precinct (precinct no. MD1)
 - (ii) General medium density precinct (precinct no. MD2)
 - (iii) Multi-storey medium density precinct (precinct no. MD3)
- (m) Mixed use zone code
 - (i) Amenity and convenience precinct (precinct no. MX1)
 - (ii) Fringe commercial precinct (precinct no. MX2)
- (n) Neighbourhood centre zone code
- (o) Open space zone code
- (p) Principal centre zone code
- (q) Rural zone code
 - (i) Investigation area precinct (precinct no. RU1)
- (r) Rural residential zone code
- (s) Special purpose zone code
 - (i) Future road precinct (precinct no. SP1)
- (t) Specialised centre zone code
 - (i) Showrooms and hardware precinct (precinct no. SC1)
 - (ii) Tavern precinct (precinct no. SC2)
- (u) Sport and recreation zone code
- (v) Tourism zone code
- (w) Township zone code

6.2 Zone codes

6.2.1 Community facilities zone code

6.2.1.1 Application

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

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

6.2.1.2 Purpose

- (1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
 - (a) educational establishments; and
 - (b) hospitals;
 - (c) transport and telecommunication networks; and
 - (d) utility installations.
- (2) The local government purpose of the zone code is to enrich community wellbeing and liveability by providing for a diverse range of social, cultural, education and other community orientated pursuits in accessible, safe and attractive facilities, predominantly located in urban areas.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is community activities and other community orientated uses; and
 - (ii) where practical, development accommodates multiple community activities by:
 - (A) co-locating a variety of facilities; or
 - (B) providing robust facilities suitable for shared use; and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks or, in rural areas where urban infrastructure is not available, appropriate on-site systems; and
 - (c) Built form and development intensity:
 - (i) low rise buildings integrate with the established visual amenity of the surrounding urban neighbourhood and/or natural / rural landscape; and
 - (ii) road frontage setbacks:
 - (A) are consistent with other buildings in the surrounding urban neighbourhood or contribute to the open character of natural / rural landscapes; and
 - (B) accommodate landscaping; and
 - (C) avoid buildings being visually overbearing; and
 - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
 - (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
 - (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.1.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.1.3.A – Community facilities zone - assessable development

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

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

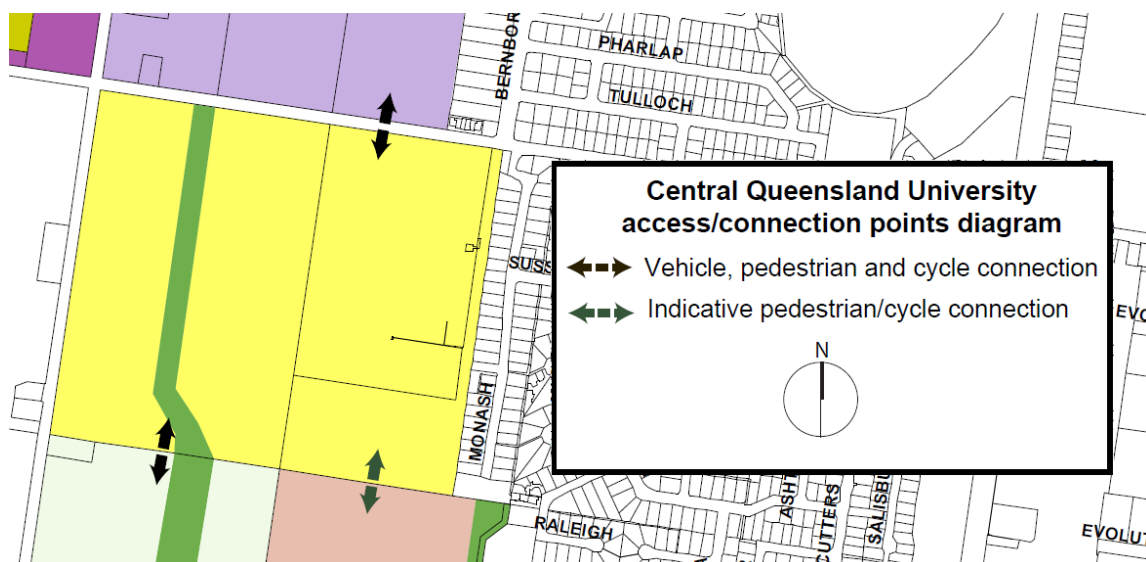
Performance outcomes	Acceptable outcomes
PO4 Building height and plot ratio: (a) integrates with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) does not form overdevelopment of the site.	AO4.1 Buildings have a maximum height of 8.5 metres above ground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

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

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

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

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



6.2.2 Conservation zone code

6.2.2.1 Application

This code applies to assessing development in the Conservation zone.

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

6.2.2.2 Purpose

- (1) The purpose of the conservation zone is to provide for the management, protection and restoration of areas that support 1 or more of the following:
 - (a) biological diversity;
 - (b) ecological integrity;
 - (c) naturally occurring landforms;
 - (d) coastal processes.
- (2) The local government purpose of the zone code is to provide for the conservation of natural habitat areas with declared conservation status, including:
 - (a) National Parks: Bluff Hill, Brampton Islands, Cape Hillsborough, Cape Palmerston, Eungella, Lindeman Islands, Mackay Islands, Mount Martin, Mount Ossa, Newry Islands, Pioneer Peaks, Reliance Creek, Smith Islands and South Cumberland; and
 - (b) State forests: Cathu, Crediton, Mia Mia and Mount Pelion; and
 - (c) Conservation parks and nature / environmental reserves: Morag McNichol, Sandfly Creek, Sandringham Bay and Slade Point; and
 - (d) Land gazetted as protected estate under the *Nature Conservation Act 1992* (no current examples in the region); and
 - (e) Land acquired by Council under the “Natural Environment Levy”: Blacks Beach Spit.

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

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development in the zone is undeveloped natural habitat areas and environment facilities; and
 - (ii) a limited range of low intensity accommodation activities and other small scale buildings and infrastructure may be appropriate if these uses:
 - (A) enhance access to, and enjoyment of, the area; and
 - (B) enable administration and maintenance; and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by urban infrastructure networks or appropriate on-site systems relevant to the use; and
 - (c) Site requirements and environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land; and
 - (ii) development is designed to incorporate sustainable land management practices such as retention and enhancement of native vegetation and water sensitive design; and
 - (d) Built form:
 - (i) development is located, designed and operated to:

- (A) maintain the ecological integrity and biological diversity of the area; and
- (B) visually integrate with the natural environment and landscape character of the area; and
- (e) Amenity:
 - (i) development does not adversely affect amenity of the conservation area or of surrounding areas.

6.2.2.3 Assessment benchmarks and requirements

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

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

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

Performance outcomes	Acceptable outcomes
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems³.	AO4 Where relevant to the use, development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source³; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO5 Stormwater infrastructures is designed to minimise environmental impacts by utilising natural overland flow and water quality and quantity control measures as part of the landscape design.	No acceptable outcome prescribed.
Built form	
PO6 Building location, scale, design and appearance integrates with surrounding native vegetation and/or physical landform features is not visually obtrusive as viewed from: (a) public roads and parks; and (b) walking trails or lookouts within a national park; and (c) beaches or the ocean; and (d) adjoining residential sites.	AO6.1 Buildings have a maximum height of 6 metres above ground level (1 storey).
	AO6.2 The minimum setback for buildings from road frontage boundaries, and boundaries adjoining lots within a sensitive land use zone, is 15 metres.
	AO6.3 Publicly accessible buildings, such as food and drink outlets, information / souvenir shops and public amenities are adjoined by gardens containing vegetation: (a) that is endemic to the area; and (b) with a variety of heights (trees, shrubs and groundcovers).
	AO6.4 Buildings not intended for public access, such as caretaker's accommodation and maintenance and storage sheds, are screened from view from publicly accessible areas by either or a combination of the following: (a) publicly accessible buildings; or (b) endemic trees and shrubs with dense foliage; or (c) physical landform features such as hills.

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

Performance outcomes	Acceptable outcomes
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable and respond to the surrounding natural elements and landscape character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Environment and site requirements	
PO8 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways, wetlands and coastal areas; and (b) the ecological integrity of other natural features and habitat areas and corridors.	No acceptable outcome prescribed.
PO9 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, vegetation and utility services, such that: (a) earthworks are minimised; and (b) retention of natural drainage lines is maximised; and (c) retention of existing remnant vegetation is maximised; and (d) disruption to existing services is minimised.	No acceptable outcome prescribed.
PO10 Buildings and infrastructure are located in areas that are already cleared or degraded.	No acceptable outcome prescribed.
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO12 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

6.2.3 District centre zone code

6.2.3.1 Application

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

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

6.2.3.2 Purpose

- (1) The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The local government purpose of the zone code is to provide for a range of centre activities, community activities, multiple dwelling activities and other compatible uses that form compact, vibrant, attractive and pedestrian orientated multi-purpose centres and activity nodes serving the surrounding district. District centres include:
 - (a) Andergrove district centre;
 - (b) West Mackay (Fourways and Parkside) district centre;
 - (c) Marian district centre;
 - (d) North Mackay district centre; and
 - (e) Walkerston district centre.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Centre role and function:
 - (i) district centres are:
 - (A) larger and more accessible, diverse and intensely developed than local centres and neighbourhood centres; and
 - (B) subordinate to major centres and the principal centre (Mackay city centre ("the City Centre")); and
 - (ii) district centres serve the suburbs immediately surrounding the centre; and
 - (iii) the total gross floor area of centre activities is up to:
 - (A) 20,000m² in the North Mackay district centre; and
 - (B) 15,000m² in the Andergrove, West Mackay (combined Fourways and Parkside) and Walkerston district centres; and
 - (C) 10,000m² in the Marian district centre; and
 - (iv) district centres are strengthened as important district activity nodes; and
 - (v) district centres accommodate a mixture of small and moderate scale services and facilities, suitable for serving the intended catchment; and
 - (b) Uses:
 - (i) district centres accommodate a diverse range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, employment, residential and recreation opportunities; and
 - (ii) district centres contain the following types of uses:
 - (A) centre activities:
 - weekly and convenience retail services and limited comparison services (full size supermarkets, specialty stores and personal services); and
 - small scale and low intensity offices and professional and service businesses; and
 - limited entertainment and leisure facilities and services; and

- (B) community activities: range of local community activities; and
 - (C) residential development: medium density residential development and short-term accommodation development where need exists and generally located above podium level/s; and
- (iii) in addition to uses mentioned in (ii), the West Mackay (Fourways and Parkside) district centre creates synergies with Mackay Base Hospital by providing a range of medical services and facilities; and
- (iv) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and
- (c) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
- (d) Accessibility:
 - (i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and
 - (ii) the pedestrian access network to and within the centre is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and
 - (iii) footpaths, cycle lanes and end of trip facilities throughout the centre provide a high level of accessibility for pedestrians and cyclists; and
 - (iv) high quality public transport facilities including interchanges are provided at key locations (convenient for users) in district centres to facilitate efficient public transport services to, and through, the centre; and
 - (v) arterial roads and sub-arterial roads adjacent to and through district centres facilitate high traffic volumes; and
 - (vi) other streets within district centres facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and
- (e) Built form and public realm:
 - (i) built form layout and design is integrated with adjoining and nearby development within the centre; and
 - (ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:
 - (A) the region's tropical climate; and
 - (B) the district centre's urban and landscape setting; and
 - (iii) buildings address the public realm by providing active and articulated frontages at a human scale; and
 - (iv) development is of a higher intensity than the surrounding urban area, but it respects and integrates with the surrounding urban area's established layout, character and visual amenity; and
- (f) Amenity:
 - (i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and
- (g) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.3.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.3.3.A – District centre zone – assessable development

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

⁴ The gross floor area of uses on the site other than centre activities, such as community activities or multiple dwelling activities, are not included in the calculation.

Performance outcomes	Acceptable outcomes
Uses	
PO2 District centres accommodate a diverse range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, employment, residential and recreation opportunities.	A02 District centres accommodate a mix of the following uses: (a) centre activities, small scale and low intensity offices, hotel, market; and (b) community activities and childcare centre; and (c) multiple dwelling activities and short-term accommodation; and (d) recreation activities and park; and (e) service industry, low impact industry (involving coffee roasting) car wash, service station; and (f) other compatible uses.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	A03 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	A04.1 Development does not gain direct vehicular access from Anzac Avenue in the Marian district centre.
	A04.2 Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between 2 or more sites); rather than gaining direct vehicular access from: • Oak Street in the Andergrove district centre; or • Nebo Road and Bridge Road in the West Mackay (Fourways and Parkside); or • Malcomson Street, Evans Avenue and Palmer Street in the North Mackay district centre; or • Dutton Street (Peak Downs Highway) in the Walkerston district centre; or • key active frontage streets⁵.
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.

⁵ "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
P06 Building height reflects the intensity and prominence of district centres as district activity nodes, but also respects and integrates with, surrounding low-rise and low-intensity built form.	A06 Building height does not exceed a maximum building height of: (a) 17 metres above ground level (5 storeys) in the North Mackay and West Mackay (Fourways); and (b) 11 metres above ground level (3 storeys) in the Andergrove and Walkerston district centres; and (c) 8.5 metres above ground level (2 storeys) in the Marian and West Mackay (Parkside) district centres.
P07 Key active frontage streets provide: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles.	A07.1 Street-orientated development is provided along key active frontage streets ⁶ .
	A07.2 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
P08 Buildings are setback from road frontages to: (a) provide street-orientated development on key active frontage streets; and (b) enable buildings to effectively address and engage with other streets; and (c) provide a human scale streetscape and not be visually overbearing.	A08.1 On key active frontage streets: (a) the minimum setback for the podium (maximum height 8.5 metres above ground level (2 storeys)) is 0 metres; and (b) the maximum setback for the podium is 2.5 metres; and (c) the minimum setback for parts of the building above the podium is: (i) 3 metres from the front edge of the podium to the front edge of a balcony; and (ii) 6 metres from the front edge of the podium to the building wall.

⁶ "Key active frontages" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
	AO8.2 On 'non-key active frontage streets': (a) the minimum setback for the podium (maximum height 8.5 metres above ground level (2 storeys)) is 0 metres; and (b) the maximum setback for the podium is 14 metres; and (c) the minimum setback for parts of the building above the podium is: (i) 3 metres from the front edge of the podium to the front edge of a balcony; and (ii) 6 metres from the front edge of the podium to the building wall.
	AO8.3 The minimum setbacks from laneways are as follows: (a) 0 metres where the wall height is 4.5 metres or less above ground level; and (b) 3 metres where the wall height is more than 4.5 metres above ground level.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
PO10 Development strengthens the centre's sense of place and identity by maintaining and/or creating visual connections with nearby built and landscape elements.	AO10 Development maintains and/or creates views and vistas of the following from roads and other public space areas: (a) North Mackay district centre: Vines Creek estuary and adjoining open space, high rise buildings in the City Centre and Mount Oscar; and (b) West Mackay (Fourways and Parkside) district centre: high rise buildings in the City Centre; and (c) Walkerston district centre: Bakers Creek and adjoining open space; and (d) Marian district centre: Pioneer River and adjoining open space and surrounding hills.

Performance outcomes	Acceptable outcomes
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO12 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.4 Emerging community zone code

6.2.4.1 Application

This code applies to assessing development in the Emerging community zone.

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

6.2.4.2 Purpose

- (1) The purpose of the emerging community zone is to:
 - (a) identify land that is intended for an urban purpose in the future; and
 - (b) protect land that is identified for an urban purpose in the future from incompatible uses; and
 - (c) provide for the timely conversion of non-urban land to land for urban purposes.
- (2) The local government purpose of the zone code is to:
 - (a) provide for low-intensity and low impacting uses until land is required for the planned, co-ordinated, efficient and sequenced delivery of highly accessible, diverse and liveable urban communities located within the key urban areas of the region; and
 - (b) manage the timely and planned conversion of land within the zone to urban purposes in accordance with a development framework plan; and
 - (c) coordinate, integrate and efficiently provide trunk infrastructure in accordance with the local government infrastructure plan.

The Emerging community zone includes the following zone precincts: Alexandra Street precinct (precinct no. EC1), Andergrove lakes precinct (precinct no. EC2), Mirani precinct (precinct no. EC3), Northern Beaches south precinct (precinct no. EC4), Ooralea precinct (precinct no. EC5), Sarina north precinct (precinct no. EC6), Shoal Point–Bucasia precinct (precinct no. EC7) and Walkerston precinct (precinct no. EC8). The Marian central local plan area contains land zoned Emerging community. The Emerging community zone also applies to land that is not within a zone precinct or local plan area.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Interim uses:
 - (i) until land is developed for urban purposes, the predominant form of development within the zone is low-intensity, low impacting rural uses with limited built form and infrastructure; and
 - (ii) the following types of development are avoided:
 - (A) high-intensity and/or high impacting uses that are likely to conflict with or compromise the full realisation of the land for urban purposes including sensitive land uses; and
 - (B) development for urban purposes that:
 - is out of sequence with planned infrastructure provision and assumptions contained in the local government infrastructure plan; and
 - cannot be serviced by the full range of urban infrastructure networks in a way that does not prevent or compromise the orderly and planned provision of trunk infrastructure networks to service the ultimate development in the area; and

- prevents or compromises the full realisation of the land for urban purposes; and
 - is premature or not required, in that it cannot be demonstrated that there is an overriding community need for the development.
- (b) Development framework plans:
 - (i) development for urban purposes must accord with a development framework plan over the site and all surrounding land zoned Emerging community that provides for:
 - (A) co-ordinated, planned, integrated and efficiently sequenced development and infrastructure provision across the development framework plan area; and
 - (B) effective integration with existing nearby development; and
 - (C) diverse, liveable neighbourhoods with a strong sense of place;
 - (ii) as a minimum, development framework plans identify the following over the development framework plan area: land uses, development intensity, key elements of the access network, efficient trunk infrastructure (including an infrastructure delivery strategy), community facilities, open space areas and corridors, development and infrastructure sequencing, and visual linkages with landscape character elements; and
- (c) Development for urban purposes:
 - (i) development for urban purposes is provided in a planned, co-ordinated, integrated and efficiently sequenced manner in accordance with:
 - (A) the relevant local plan if applicable; and
 - (B) an approved development framework plan; and
 - (ii) development is efficiently serviced by the full range of urban infrastructure networks and provides for infrastructure services, in accordance with an approved infrastructure delivery strategy relevant to the ultimate development in the development framework plan area; and
 - (iii) development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and
 - (iv) development for urban purposes creates new neighbourhoods that provide:
 - (A) residential communities supported by a diverse mix of non-conflicting land uses promoting, as far as practical, a degree of self-containment; and
 - (B) diverse mix of residential densities including appropriately located higher density residential development; and
 - (C) accessible, multi-purpose, usable and adequately sized open space areas and corridors that form neighbourhood focal points; and
 - (D) access networks for private vehicles, public transport and bicycles / pedestrians with high levels of internal and external connectivity and strong linkages between key neighbourhood hubs and open spaces; and
 - (E) measures that maintain and respond to high value ecological features and physical constraints of the land; and
 - (F) high quality visual outcomes and a strong sense of place; and
- (d) Precinct-specific outcomes:
 - (i) Alexandra Street precinct (precinct no. EC1):
 - (A) low-medium density residential development is provided along Alexandra Street and addresses the Mackay Regional Botanic Gardens; and
 - (ii) Andergrove Lakes precinct (precinct no. EC2):
 - (A) a local centre (Andergrove Lakes local centre) is provided in the vicinity of the Beaconsfield Road east and Norris Road intersection to service the local area; and

- (B) medium density residential development is provided in close proximity of the Andergrove Lakes local centre; and
 - (C) the access network connects with existing adjoining streets; and
- (iii) Mirani precinct (precinct no. EC3):
 - (A) low-medium density residential development is provided in close proximity to:
 - the Pioneer River and the western end of Mary Street; and
 - the northern end of Leichardt Road; and
 - (B) a riverside park is provided adjacent to the Pioneer River, predominantly below the “high bank”, in the westernmost part of the precinct; and
 - (C) an open space corridor, along and above the “high bank” of the Pioneer River, is provided to link the riverside park with Mirani local centre; and
- (iv) Northern Beaches south precinct (precinct no. EC4):
 - (A) higher density residential development is provided to utilise strategic locations near centres and schools; and
 - (B) community activities are provided for at a highly accessible location in close proximity to the Rural View major centre;
 - (C) the access network includes:
 - co-ordinated road linkages between centres and major roads; and
 - connections with existing adjoining streets; and
 - regional pedestrian and cycle linkages which connects the entire precinct from McCready Creek to the Blacks Beach Spit; and
 - (D) public open space is provided along, links and accentuates McCready Creek, wetlands and vegetated hilltops throughout the precinct; and
- (v) Ooralea precinct (precinct no. EC5):
 - (A) development north of Schmidtkes Road provides:
 - medium density residential development northeast of Ferris Gully; and
 - a coordinated access network of collector streets and access streets across stages that connects with the surrounding road network; and
 - pedestrian / cycling connections into the Central Queensland University Ooralea campus; and
 - opportunities for overlooking and access to the Ferris Gully open space corridor; and
- (vi) Sarina north precinct (precinct no. EC6):
 - (A) low-medium density residential development is provided in the vicinity of Sarina Beach Road and the open space corridor through the area; and
 - (B) the access network connects with existing adjoining streets; and
- (vii) Shoal Point–Bucasia precinct (precinct no. EC7):
 - (A) a local centre (Shoal Point local centre) is provided in the vicinity of the intersection between Shoal Point Road and Seychelles Road; and
 - (B) low-medium density residential development is provided in close proximity of the Shoal Point local centre; and
 - (C) medium density residential development is provided in the vicinity of Shoal Point Road; and

- (D) a regional sporting facility is provided in the precinct to meet the needs of the rapidly growing Northern Beaches community; and the access network includes:
- access points into the precinct that align with existing access points east from Shoal Point Road; and
 - the access network connects with existing adjoining streets in the existing “Royal Sands” residential estate; and
- (viii) Walkerston precinct (precinct no. EC8):
- (A) the access and open space network integrates with the surrounding area.

6.2.4.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.4.3.A – Emerging community zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Interim uses	
PO1 Until land is developed for urban purposes, the zone primarily accommodates a limited range of low intensity, low impacting rural activities and associated uses that do not compromise: (a) the full realisation of the land for urban purposes; and (b) transport and utility infrastructure corridors and works required to serve the ultimate development.	AO1.1 Interim uses consist of: (a) animal husbandry; or (b) cropping; or (c) dwelling house; or (d) home-based business; or (e) roadside stall; or (f) other uses where it is demonstrated that the use: (i) will not conflict with future development for urban purposes including sensitive land uses; and (ii) will integrate with future development for urban purposes or can be easily removed when land is required for development.
	AO1.2 Buildings associated with interim uses have a maximum height of 6 metres above ground level (1 storey).
	AO1.3 The minimum setback for buildings from road frontage boundaries is: (a) 10 metres from an existing arterial road or sub-arterial road; and (b) 6 metres from an existing collector street or access street.

Performance outcomes	Acceptable outcomes
	AO1.4 The minimum setback for buildings from the centrelines of future roads as follows: (a) 200 metres from a future highway; and (b) 30 metres from a future arterial road; and (c) 25 metres from a future sub-arterial road; and (d) 20 metres from a future collector street.
Development framework plans	
PO2 Development for urban purposes must accord with a development framework plan over the development framework plan area. The development framework plan area includes: (a) the site; and (b) all adjoining and surrounding sites within the Emerging community zone; and (c) sites in the broader area.	No acceptable outcome prescribed.
PO3 As a minimum, development framework plans identify the following over the development framework plan area: (a) land uses (residential and non-residential) – mapped and written intent⁷; and (b) maximum residential density and, where applicable, average and minimum density; and (c) building height; and (d) interface and mitigation measures between proposed sensitive land uses and existing / proposed impact generating uses (such as rural activities, industry activities and transport corridors) nearby; and (e) arterial road, sub-arterial road and collector street layout⁸; and (f) public transport (bus) routes; and (g) key pedestrian and bicycle routes; and (h) details on the efficient provision and sequencing of trunk water, sewerage, transport, parkland and stormwater infrastructure required to service ultimate development in the development framework plan area, including a delivery strategy; and (i) open space areas and corridors and sports and recreation facilities; and (j) development sequencing according to: (i) feasible, orderly, planned and efficient infrastructure provision; and (ii) need for the development.	No acceptable outcome prescribed.

⁷ Land use intents should be consistent with zones and zone precincts in the planning scheme.

⁸ An indicative layout for access streets may also be requested, particularly where it is required that adjoining access streets continue into the site.

Performance outcomes	Acceptable outcomes
PO4 Development framework plans provide for community activities where there is likely to be a need for a community activity.	AO4 Development framework plans either: (a) provide for community activities, particularly educational establishments, emergency services, childcare centres and community uses; or (b) demonstrate that community activities are not required in the development framework plan area due to available capacity in existing nearby facilities.
PO5 Development framework plans identify visual linkages with landscape character elements within the development framework plan area and in surrounding areas, to enable the creation of a strong sense of place and identity.	AO5 Views of landscape character features (such as mountains / hills, coastline, watercourses, significant vegetation and agricultural landscapes), and open space areas and corridors: (a) are provided from key neighbourhood hubs such as multi-purpose centres and community hubs; and (b) are provided from open space areas and corridors; and (c) visually frame the view line along streets.
Development for urban purposes – general	
PO6 Development for urban purposes provides water supply, sewerage, road and stormwater infrastructure servicing the site in accordance with an approved infrastructure delivery strategy and with the capacity to service the ultimate development in the development framework plan area. Out of sequence development does not prejudice the efficient, orderly and planned provision of infrastructure to service the ultimate development in the development framework plan area.	No acceptable outcome prescribed.
PO7 Development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost including lifecycle cost to the developer.	No acceptable outcome prescribed.
PO8 Stormwater infrastructure and drainage corridors are provided in accordance with the adopted Stormwater Infrastructure Study relevant to the area.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO9 Development creates highly liveable and diverse neighbourhoods comprising residential development, with a range of densities and housing products, supported by: (a) a range of viable non-residential development providing convenient local services and employment; and (b) community activities where required; and (c) sport and recreation facilities and open space areas and corridors.	AO9.1 The predominant form of development in the zone is residential development.
	AO9.2 Residential development is provided: (a) at a minimum net density of 12 dwellings per hectare across the development framework plan area; and (b) a minimum of 15 percent of dwellings is provided at a higher density⁹.
	AO9.3 Higher density residential development is located within any or a combination of the following: (a) 800 metres of a major centre or district centre; or (b) 800 metres of the Central Queensland University Ooralea campus, Base Hospital or Mater Hospital; or (c) 400 metres of a local centre or neighbourhood centre; or (d) 200 metres of a centre activity or community activity; or (e) 200 metres of an existing public transport route or usable open space¹⁰.
	AO9.4 Neighbourhood centres ¹¹ are encouraged where they will: (a) fulfil a demonstrated need of the local area; and (b) not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area.
	AO9.5 Neighbourhood centres are located: (a) a minimum of 800 metres from an existing or planned multi-purpose centre or centre activity; and (b) on sub-arterial roads or collector streets and not on arterial roads or access streets.

⁹ Refer to Schedule 1 for definition of "higher density".

¹⁰ Refer to Schedule 1 for definition of "usable open space".

¹¹ Refer to Schedule 1 for definition of "neighbourhood centre".

Performance outcomes	Acceptable outcomes
	AO9.6 Open space areas and corridors are provided: (a) along the coastlines, watercourses and natural drainage lines; and (b) in low-lying areas subject to inundation; and (c) in areas containing remnant vegetation so that the vegetation can be retained; and (d) on hilltops so that viewpoints are publicly accessible; and (e) to continue open space areas and corridors from adjoining sites; and (f) in accordance with Planning scheme policy - Open space.
PO10 Building height and scale: (a) the integrates with the existing or intended low-rise character of the surrounding neighbourhood; and (b) does not form overdevelopment of the site.	AO10 Buildings, other than buildings within the Ooralea precinct (precinct no. EC5) north of Schmidtkes Road, have a maximum height of 8.5 metres above ground level (2 storeys).
PO11 Residential buildings are setback from road frontages to: (a) contribute to the open, low-intensity character of the surrounding residential area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	AO11 Minimum road frontage setbacks for residential buildings are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets: (i) 6 metres for garages, outbuildings and carports; and (ii) 4.5 metres for other parts of the building; and (c) from access streets – 3 metres to open verandahs, where the length of the verandah or verandahs (measured from the inside of the outermost supporting posts) facing the street frontage is not more than 5.5 metres; and (d) from laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level.

Performance outcomes	Acceptable outcomes
PO12 Street layouts, public transport routes and bicycle / pedestrian pathways provide: (a) provide safe and efficient access and have high levels of internal and external connectivity; and (b) co-ordinated and integrated access networks: (i) across sites within the development framework plan area; and (ii) between the development framework plan area and surrounding areas; (c) provide strong connections between key neighbourhood hubs within the development framework plan area and in surrounding areas; and (d) utilise the amenity of, and provide access and casual surveillance to, open space areas and corridors.	AO12.1 Centrally located sub-arterial roads and collector streets: (a) provide co-ordinated and integrated access across sites and the throughout the development framework plan area; and (b) provide highly accessible and efficient public transport route/s through the development framework plan area; and (c) link key neighbourhood hubs, such as multi-purpose centres and community activities; and (d) align with discontinued sub-arterial roads and collector streets adjoining or opposite the site; and (e) adjoin open space areas and corridors.
	AO12.2 Access streets: (a) minimise the use of cul-de-sacs and other non-continuing roads; and (b) align with discontinued access streets adjoining or opposite the site; and (c) provide high levels of internal connectivity; and (d) adjoin open space areas and corridors.
	AO12.3 Bicycle and pedestrian pathways are provided: (a) throughout the development framework plan area and form part of larger regional networks; and (b) link key neighbourhood hubs, such as multi-purpose centres and community activities; and (c) along sub-arterial roads, collector streets and open space corridors; and (d) align with discontinued pathways and proposed future pathways adjoining or opposite the site.
PO13 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO14 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.
Development for urban purposes – Alexandra Street precinct (precinct no. EC1)	
PO15 Low-medium density residential development is provided in the eastern part of the precinct to: (a) reflect the area's strategic location in close proximity to the Mackay Regional Botanic Gardens; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, the gardens; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	AO15 Low-medium density residential development is provided in the eastern part of the precinct, nearest Alexandra Street and overlooking the Mackay Regional Botanic Gardens.
Development for urban purposes – Andergrove Lakes precinct (precinct no. EC2)	
PO16 A local centre (Andergrove Lakes local centre): (a) is provided in close proximity to the strategic intersection of Beaconsfield Road east (sub-arterial road) and Norris Road (collector street); and (b) services, but does not exceed, the needs of the local catchment (southern part of Beaconsfield, south-western part of Andergrove, north-eastern part of Mount Pleasant, north-western part of North Mackay); and (c) does not compete with or compromise other multipurpose centres; and (d) provides vibrant street-orientated design, high quality building design, and a high quality pedestrian environment; and (e) includes views to landscape character elements to provide a strong sense of place and identity.	AO16.1 A local centre is provided in close proximity to the intersection of Beaconsfield Road east and Norris Road.
	AO16.2 The total gross floor area of all centre activities in the local centre is 5,000m ² .
	AO16.3 The local centre primarily accommodates: (a) centre activities; and (b) community activities childcare centre; and (c) recreation activities and park; and (d) service industry and service station.
	AO16.4 The local centre does not accommodate department stores, discount department stores, showrooms and full-sized supermarkets.

Performance outcomes	Acceptable outcomes
	AO16.5 The local centre includes a main street, to be addressed by street orientated development. AO16.6 The local centre provides views and vistas from streets and other public places to: (a) the open space / lake area; and (b) Mount Oscar.
PO17 Medium density residential development is provided in close proximity to Andergrove Lakes local centre: (a) reflect the area's strategic location in close proximity to the local centre, public transport and open space / lake area; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, open space / lake area; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	AO17 Medium density residential development is provided within 400 metres of the Andergrove Lakes local centre.
Development for urban purposes – Mirani precinct (precinct no. EC3)	
PO18 Low-medium density residential development is provided in close proximity to Mirani local centre and the Pioneer River to: (a) reflect the area's strategic location in close proximity to the river and adjoining open space, local centre and public transport; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, river and adjoining open space; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	AO18.1 In the area east of Leichhardt Road, low-medium density residential development is provided in the area closest to the Mirani local centre (the north-western part of this area). AO18.2 In the area west of Mirani–Eton Road, low-medium density residential development is provided: (a) along roads and open space fronting the Pioneer River; and (b) in the area closest to the Mirani local centre (near the western end of Mary Street).
PO19 Usable land adjacent to the Pioneer River: (a) forms part of the open space network of parks and green corridors; and (b) provides a safe, efficient and attractive bicycle and pedestrian linkage between the riverside park and Mirani local centre	AO19.1 In the area west of Mirani–Eton Road, a park with an area of approximately 6.5 hectares, is provided adjacent to the river and predominantly below the “high bank” of the river. AO19.2 In the area west of Mirani–Eton Road, an open space corridor, with a minimum width east of the “high bank” of 5 metres, is provided between the park required by AO19.1 and the northern boundary of the precinct.

Performance outcomes	Acceptable outcomes
	AO19.3 In the area west of Mirani–Eton Road, a sealed footpath, with a minimum width of 2 metres, is provided for the full length of the open space corridor required by AO19.2.
Development for urban purposes – Northern Beaches south precinct (precinct no. EC4)	
PO20 Higher density residential development is provided to: (a) utilise strategic locations in close proximity to centres; and (b) utilise highly accessible sites; and (c) overlook and take advantage of the amenity provided by open space corridors; and (d) achieves a more efficient use of land and increase the diversity of housing product in the precinct.	AO20.1 Multi-storey medium density residential development is provided on sites: (a) adjoining and opposite Rural View major centre; and (b) opposite the Northern Beaches GP Superclinic site.
	AO20.2 Medium density residential development is provided in close proximity to Rural View major centre, Blacks Beach local centre and the future Blacks Beach State Primary School site.
	AO20.3 Medium density residential development and low-medium density residential development is provided along: (a) McCreedys Creek open space corridor; and (b) the natural drainage line corridor extending north from Wallmans Road.
PO21 Community activities are provided for in a central and highly accessible location adjoining / opposite the Rural View major centre, Northern Beaches State High School and Northern Beaches Bowls Club.	AO21 Land at the intersection of Rosewood Drive and Reed Street is designated for community activities.
PO22 The access network includes: (a) co-ordinated road linkages between centres and major roads; and (b) integration with established adjoining access points; and (c) safe, convenient and highly attractive pedestrian and bicycle links along natural drainage line corridors.	AO22.1 Co-ordinated sub-arterial roads are provided to provide linkages between: (a) Mackay-Habana Road and Wallmans Road (Dawson Boulevard); and (b) Mackay-Bucasia Road and Blacks Beach Road (Reed Street and Chenoweth Drive); and (c) Development progresses from and connects to the emerging road network and not from unformed minor roads such as Orphanage Road or Boveys Road.
	AO22.2 A co-ordinated collector street is provided to provide a linkage between Golflinks Road and Rosewood Drive (Norwood Parade and Reed Street).

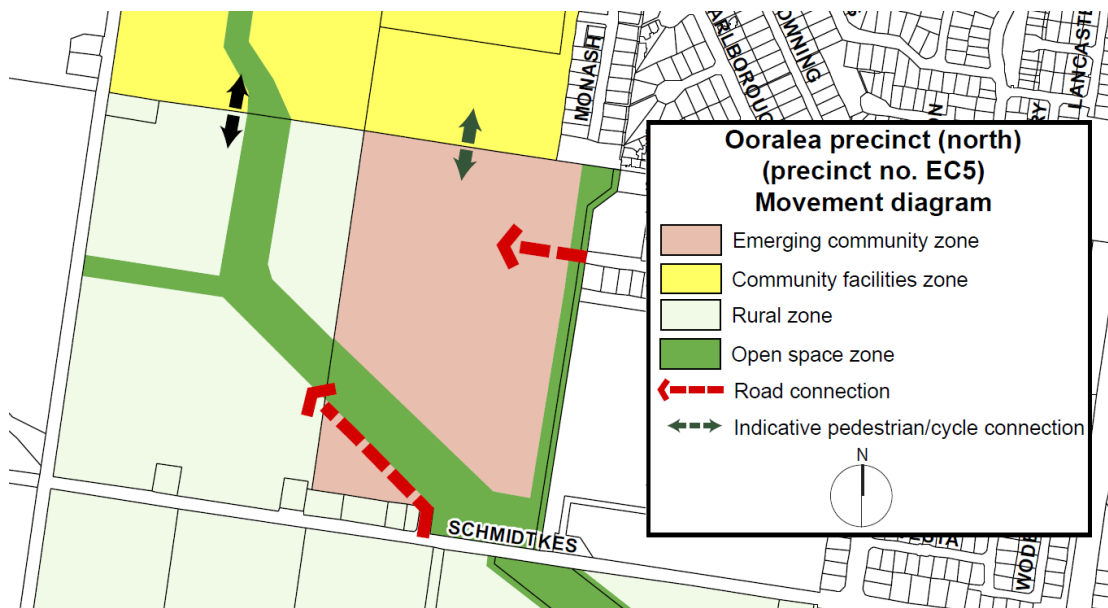
Performance outcomes	Acceptable outcomes
	AO22.3 Pedestrian and cycle pathways are provided along natural drainage lines including McCreadys Creek and the adjoining wetlands to provide a linkage between: (a) the “Richmond Hills”, “Kerrisdale”, “Plantation Palms” and “Blacks Beach Cove” residential estates; and (b) Dawson Boulevard and Saint Brendan’s Catholic Primary School (along the natural drainage line north of Wallmans Road); and (c) the intersection of Mackay-Bucasia Road and Old Eimeo Road and Saint Brendan’s Catholic Primary School (along the natural drainage lines north of Wallmans Road).
PO23 Public open space is provided throughout the precinct to: (a) provide recreation opportunities and linkages; and (b) contribute to the sense of place of the precinct by retaining elements of landscape character and environmental value.	AO23.1 Public open space corridors provided along natural drainage lines, including but not limited to: (a) McCreadys Creek and Little McCreadys Creek; and (b) the natural drainage line extending north from Wallmans Road.
	AO23.2 Public open space is provided over the vegetated hilltops / knolls: (a) east of Florence Street; and (b) east of Rural View major centre.
PO24 For sites with frontage to Boveys Road: (a) development does not provide direct access to Boveys Road; and (b) the internal road network does not access or intersect with Boveys Road. All access and internal road connectivity is provided from the east (Dawson Boulevard).	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Development for urban purposes – Ooralea precinct (precinct no. EC5)	
PO25 Development north of Schmidtkes Road: (a) provides medium density residential development northeast of Ferris Gully; and (b) achieves a more efficient use of land and increase the diversity of housing product in the precinct; and (c) overlooks and takes advantage of the Ferris Gully open space corridor; and (d) the access network includes integration with established adjoining access points and a high level of internal connectivity.	PO25.1 Development north of Schmidtkes Road provides: (a) medium density residential development on the north-eastern side of Ferris Gully; and (b) access connection points are provided in accordance with Figure 6.2.4.3.A – Ooralea precinct (north) (precinct no. EC5) – movement, and include: (i) southern access from the road stub on the northern side of Schmidtkes Road; and (ii) northern access from Bradco Avenue; and (iii) a northern pedestrian / cycling connection point to the Central Queensland University Ooralea campus; and (iv) western road connection south of Ferris Gully.
	AO25.2 Buildings have a maximum height of: (a) 12 metres (3 storeys) above ground level within the medium density residential designation located north-east of Ferris Gully; and (b) 8.5 metres (2 storeys) above ground level on land located south-west of Ferris Gully.
Development for urban purposes – Sarina north precinct (precinct no. EC6)	
PO26 Low-medium density residential development is provided in close proximity to Sarina Beach Road and the open space corridor: (a) reflect the area's strategic location in close proximity to Beach Road local centre, Sarina Beach Road and the open space corridor; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, the open space corridor; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	AO26 Low-medium density residential development is provided within 200 metres of Sarina Beach Road and the open space corridor.

Performance outcomes	Acceptable outcomes
Development for urban purposes – Shoal Point-Bucasia precinct (precinct no. EC7)	
PO27 A local centre (Shoal Point local centre): (a) is provided west of, and in close proximity to, the intersection of Shoal Point Road and Seychelles Road; and (b) services, but does not exceed, the needs of the local catchment (Shoal Point); and (c) does not compete with compromise other multipurpose centres; and (d) provides vibrant street-orientated design, high quality building design, and a high quality pedestrian environment; and (e) provides a strong sense of place and identity.	AO27.1 A local centre is provided west of, and in close proximity to, the intersection of Shoal Point and Seychelles Road.
	AO27.2 The total gross floor area of all centre activities in the local centre is 5,000m ² .
	AO27.3 The local centre primarily accommodates: (a) centre activities; and (b) community activities childcare centre; and (c) recreation activities and park; and (d) service industry and service station.
	AO27.4 The local centre does not accommodate department stores, discount department stores, showrooms and full-sized supermarkets.
	AO27.5 The local centre includes a main street, to be addressed by street orientated development.
	AO27.6 The local centre provides a strong sense of place and identity by providing views and vistas from streets and other public places to landscape character elements.
PO28 Low-medium and medium density residential development is provided in close proximity to Shoal Point local centre and Shoal Point Beach to: (a) reflect the area's strategic location in close proximity to the local centre and public transport or the beach; and (b) increase the amount of development overlooking, and enjoying the amenity provided by, the open space / beach area; and (c) achieve a more efficient use of land and increase the diversity of housing product in the precinct.	AO28.1 Low-medium density residential development is provided within 400 metres of Shoal Point local centre.
	AO28.2 Medium density residential development is provided in close proximity of Shoal Point Beach.

Performance outcomes	Acceptable outcomes
PO29 A regional sporting facility serving the ultimate needs of the Northern Beaches community is provided at a central and highly accessible location.	AO29 A regional sporting facility is provided: (a) to meet the needs of the projected population of the Northern Beaches to 2031; and (b) west of Shoal Point Road and south of “Royal Sands” residential estate; and (c) adjacent to a collector street; and (d) generally in accordance with Council’s Open Space, Sport and Recreation Strategy 2009
PO30 Access points into the Shoal Point-Bucasia precinct (precinct no. EC7) with access points east of Shoal Point Road to provide an integrated street layout in the area.	AO30 Access points into the Shoal Point-Bucasia precinct (precinct no. EC7) align with the following intersections: (a) Shoal Point Road and Seychelles Road; and (b) Shoal Point Road and Fisher Street; and (c) Shoal Point Road and Gentle Avenue; and (d) Shoal Point Road and Kemp Street.
Development for urban purposes – Walkerston precinct (precinct no. EC8)	
PO31 An integrated open space network is provided by the continuation of the open space corridor north of Robinson Avenue continues into and through the Walkerston precinct (precinct no. EC8).	No acceptable outcome prescribed.
Development for urban purposes – The Waters at Ooralea development area	
PO32 An east-west drain north of Stages 6-8 of The Waters development is provided with the width and alignment subject to investigation, and Council approval.	No acceptable outcome prescribed.

Figure 6.2.4.3.A – Ooralea precinct (north) (precinct no. EC5) - movement



6.2.5 High density residential zone code

6.2.5.1 Application

This code applies to assessing development in the High density residential zone.

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

6.2.5.2 Purpose

- (1) The purpose of the high density residential zone is to provide for:
 - (a) high density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the zone code is to provide for medium-high and high intensity residential development at certain locations, within 6 kilometres of the principal centre (Mackay city centre) that has a strong connection to a regionally significant activity, amenity and/or tourism / recreation node. The zone applies to the area adjacent to Mackay Marina (Mackay Harbour) south of the Mackay Marina local centre.

The zone also provides for short-term accommodation and a limited range of small scale, low intensity and compatible non-residential activities.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is high density residential development; and
 - (ii) the zone also accommodates short-term accommodation on sites:
 - (A) with strong connections to centres and/or elements of high amenity and recreation value; and
 - (B) that are prominently located and highly accessible; and
 - (iii) a limited range of small-scale and low intensity non-residential uses may be appropriate if these uses are:
 - (A) required to serve the needs of the local area; and
 - (B) located on prominent, highly accessible sites; and
 - (C) consistent with the amenity and character of the surrounding urban area; and
 - (iv) port services at Mackay Marina maintain the high quality amenity and safety for visitors to the area and nearby residents; and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
 - (c) Built form and development intensity:
 - (i) high density residential development including medium-rise and high-rise buildings reflect the site's strategic location but has a lesser development intensity than buildings in the Principal centre zone (Mackay city centre ("the City Centre")); and
 - (ii) road frontage setbacks are small enough to enable the development to effectively interact with the street but large enough to accommodate landscaping and avoid buildings being visually overbearing; and
 - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

- (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.5.3 Assessment benchmarks

Part A – Benchmarks for assessable development

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

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates high density residential development including multiple dwellings at the Mackay Marina (Mackay Harbour).	No acceptable outcome prescribed.
PO2 Short-term accommodation is located: (a) in close proximity to, and has strong visual and physical connection with: (i) the Mackay Marina local centre; and (ii) open space adjoining Mackay Marina and Mulherin Park; and (b) on an arterial road, sub-arterial road, collector street or access street with a road reserve width of not less than 20 metres.	No acceptable outcome prescribed.
PO3 Non-residential activities, such as centre activities and community activities, are: (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary residential use (on the site); and (c) generate minimal impacts; and (d) located on the ground floor of buildings.	No acceptable outcome prescribed.
PO4 Port services at Mackay Marina maintain the visual and general amenity and public safety for adjoining and nearby residential development and publicly accessible areas.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO5 Development is serviced by all forms of urban infrastructure.	AO5 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Built form and development intensity	
PO6 Building height and residential density: (a) utilises the strategic location of the site in close proximity to: (i) high value amenity elements and recreation opportunities provided by the Mackay Marina and Harbour Beach; and (ii) the mixed use local centre and employment area to the north; and (b) integrates with the intended high intensity built form of the area; and (c) does not: (i) form overdevelopment of the site; and (ii) challenge the primacy of the City Centre as the region's most intensely developed precinct.	AO6.1 Buildings have a maximum height of 32 metres above ground level (10 storeys).
	AO6.2 The maximum plot ratio is 2.5:1.
	AO6.3 The minimum number of dwellings provided is the equivalent of 1 dwelling per every 75m ² of site area.
PO7 Buildings are setback from road frontages to: (a) provide for landscaping between the building and the street; and (b) avoid buildings from being visually overbearing as viewed from the street.	AO7 Minimum road frontage setbacks are within: (a) from arterial roads and sub-arterial roads – 10 metres; (b) from collector streets and access streets – 6 metres; and (c) from laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 6 metres where the wall height is more than 3.5 metres above ground level.

Performance outcomes	Acceptable outcomes
PO8 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO9 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO10 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO11 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.6 High impact industry zone code

6.2.6.1 Application

This code applies to assessing development in the High impact industry zone.

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

6.2.6.2 Purpose

(1) The purpose of the high impact industry zone is to provide for:

- (a) high impact industry; and
- (b) other uses and activities that:
 - (i) support industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.

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

(2) The local government purpose of the zone code is to provide for large scale, medium and high impact industrial development, which make a significant contribution to the region's economy and employment base, at specific localities including:

- (a) Paget; McLennan Street, Ooralea; Harbour Road, North Mackay; and Brewers Road, Sarina; and
- (b) Sugar Mills at Racecourse, Marian, Sarina, Farleigh and Pleystowe.

The zone does not accommodate incompatible development, particularly sensitive land uses and non-industrial activities.

The High impact industry zone includes the Sugar mill precinct (precinct no. HI1) and the Air quality management precinct (precinct no. HI2).

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

- (a) Uses:
 - (i) the predominant form of development within the zone is large scale, medium and high impact industrial development and other complementary industrial activities; and
 - (ii) a limited range of small-scale non-industrial uses (excluding sensitive land uses) may be appropriate if these uses are:
 - (A) required to serve the needs of the local area; and
 - (B) located on prominent, highly accessible sites; and
 - (C) not affected by, or able to mitigate, impacts generated by surrounding industrial uses; and
 - (iii) development on land east of Horse and Jockey Road and north of Lagoon Creek operates effectively without trunk infrastructure; and
 - (iv) sensitive land uses are not located within the High impact industry zone; and
 - (v) the Sugar mill precinct (precinct no. HI1) primarily accommodates special industry for the purposes of sugar mill operations; and
 - (vi) the Air quality management precinct (precinct no. HI2) accommodates development that does not result in air emissions significantly affecting nearby sensitive land uses; and
- (b) Infrastructure:
 - (i) trunk infrastructure is not extended to service land east of Horse and Jockey Road and north of Lagoon Creek;
 - (ii) development is efficiently serviced by the full range of urban infrastructure networks; and

- (iii) development maximises access to appropriate transport infrastructure relevant to the use (roads and railways); and
- (c) Built form and development intensity:
 - (i) significant buildings optimise the use of the site, but also integrate with the built form of the area and do not constitute over-development of the site; and
 - (ii) road frontage setbacks:
 - (A) accommodate landscaping; and
 - (B) avoid buildings being visually overbearing; and
 - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.6.3 Assessment benchmarks

Part A – Benchmarks for assessable development

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

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 In areas other than the Sugar mill precinct (precinct no. HI1), the zone accommodates large scale, medium and high impact industrial development, such as: high impact industry, marine industry, medium impact industry, research and technology industry, special industry, transport depot and substation.	No acceptable outcome prescribed.
PO2 In areas other than the Sugar mill precinct (precinct no. HI1), the zone also accommodates: (a) other forms of industrial development such as: hardware and trade supplies (not containing a retail shop open to the general public), low impact industry, service industry and warehouse; and (b) other compatible uses requiring a location in the industry area such as: education establishment (specifically involving industry related training) and service station.	No acceptable outcome prescribed.
PO3 The Sugar mill precinct (precinct no. HI1) primarily accommodates special industry for the purposes of sugar mill operations. Substation is also an acceptable use in this precinct.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO4 The Air quality management precinct (precinct no. HI2): (a) does not accommodate Special industry; (b) accommodates industry activities that does not result in air emissions significantly affecting nearby sensitive land uses including the Ooralea investigation area.	No acceptable outcome prescribed.
PO5 Office areas and general retail or sales display areas that form part of an industrial development, are ancillary and subordinate to the primary industrial use.	AO5 Offices and/or general retail or sales display areas, that form part of an industrial development, must: (a) be ancillary to the primary industrial use; and (b) have a gross floor area of not more than 10% of the total gross floor area of the development.
PO6 Special industry does not expose adjacent or surrounding uses, particularly sensitive land uses, to impacts that affect: (a) human health, wellbeing and amenity; and (b) human safety as a result of the risks posed by the type of use.	AO6.1 In areas other than the Sugar mill precinct (precinct no. HI1), special industry is not located within 1,500 metres of: (a) an existing sensitive land use; and (b) a sensitive land use zone.
	AO6.2 Special industry takes all measures necessary to ensure safety risks and amenity nuisances are mitigated: (a) for employees on, and visitors to, the subject site; and (b) as experienced from adjoining and nearby sites.
PO7 Non-industrial activities, (including where ancillary to an industrial use) such as food and drink outlet, health care services, shop and emergency services are ¹² : (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary industrial use of the area; and (c) are not affected by, or mitigate impacts, generated by surrounding industrial uses.	No acceptable outcome prescribed.

¹² Provisions focusing specifically on 'out-of-centre' centre activities and other non-industrial development are also provided in the relevant development codes (Part 9).

Performance outcomes	Acceptable outcomes
PO8 Sensitive land uses are not located in the High impact industry zone to: (a) protect the health and safety and amenity of sensitive land uses; and (b) maintain the operational efficiency and viability of industry activities.	No acceptable outcome prescribed.
Infrastructure	
PO9 Development is serviced by all forms of urban infrastructure.	AO9 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road of an appropriate width; (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
PO10 Trunk infrastructure is not extended to service land east of Horse and Jockey Road and north of Lagoon Creek (the former 'Westline Drive-in' site) and the type of development on this land reflects this (operates effectively without trunk infrastructure).	AO10 No acceptable outcome prescribed.
Built form and development intensity	
PO11 Building height and scale: (a) contributes toward the optimal use of the site; and (b) integrates with the built form of the area; and (c) does not form overdevelopment of the site.	AO11.1 Buildings have a maximum height of 15 metres above ground level.
	AO11.2 The maximum site cover of all buildings is 60% of the total site area.
PO12 Buildings are setback from road frontages to: (a) integrate with the streetscape of the area; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	AO12 Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres.
PO13 Buildings are setback from side and rear boundaries to maintain views, privacy, access to natural light and visual amenity on adjoining sites zoned for sensitive land uses.	AO13 The minimum setback for buildings from boundaries adjoining sites within a sensitive land use zone is 10 metres.

Performance outcomes	Acceptable outcomes
PO14 Industry activities in the Air quality management precinct (precinct no. HI2) are located, designed and operated to minimise potential air quality impacts on nearby sensitive land uses including the Ooralea investigation area.	AO14.1 In the Air quality management precinct (precinct no. HI2), industry activities are located and designed so that: (a) external work and/or storage areas are located as far eastward on the site as possible; and (b) offices and other low impact activities are located on the western side of the site; and (c) openings to parts of the building containing work and/or storage areas face eastward.
	AO14.2 In the Air quality management precinct (precinct no. HI2), the manufacture, storage and/or use of hazardous materials takes place: (a) on the easternmost part of the site; and (b) within fully enclosed buildings that only have openings that face eastward¹³.
PO15 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO16 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby sites containing an existing sensitive land use.	AO16 Higher impact industrial development is separated from existing sensitive land use zones and sensitive land uses as per the following minimum separation distances: (a) special industry – 1,500 metres; and (b) high impact industry – 500 metres; and (c) medium impact industry – 250 metres.

¹³ Unless it is demonstrated that this requirement is not possible due to safety requirements.

Performance outcomes	Acceptable outcomes
Environment	
PO17 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.7 Industry investigation zone code

6.2.7.1 Application

This code applies to assessing development in the Industry investigation zone.

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

6.2.7.2 Purpose

- (1) The purpose of the industry investigation zone is to identify and protect land that may be suitable for industry activities, subject to further planning and investigation.
- (2) The local government purpose of the zone code is to:
 - (a) provide for low-intensity uses until land is required for the planned, co-ordinated, efficient and sequenced delivery of fully serviced and highly accessible industrial development located within the key urban areas of the region; and
 - (b) manage the timely and planned conversion of non-industrial land to industrial purposes in accordance with a development framework plan; and
 - (c) coordinate, integrate and efficiently provide trunk infrastructure in accordance with the local government infrastructure plan; and
 - (d) prevent or discourage development that is likely to compromise appropriate longer term land use.

The Industry investigation zone includes the Boundary Road east precinct (precinct no. II1), Cowleys Road precinct (precinct no. II2), Glenella precinct (precinct no. II3), Marian precinct (precinct no. II4), Paget south precinct (precinct no. II5) and Sarina precinct (precinct no. II6).

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Interim uses:
 - (i) until land is developed for industrial purposes, the predominant form of development within the zone is low-intensity rural uses with limited built form and infrastructure; and
 - (ii) the following types of development are avoided:
 - (A) sensitive land uses and/or large-scale non-industrial development that is likely to conflict with or compromise the full realisation of the land for industrial purposes; and
 - (B) development for industrial purposes that:
 - is out of sequence with planned infrastructure provision and assumptions contained in the local government infrastructure plan; and
 - cannot be serviced by the full range of urban infrastructure networks in a way that does not prevent or compromise the orderly and planned provision of trunk infrastructure networks to service the ultimate development in the area; and
 - prevents or compromises the full realisation of the land for industrial purposes; and
 - is premature or not required, in that it cannot be demonstrated that there is an overriding need for the development; and

- (b) Development framework plans:
 - (i) development for industrial purposes must accord with a development framework plan over the site and all surrounding land zoned Industry investigation that provides for:
 - (A) co-ordinated, integrated and efficiently sequenced development and infrastructure provision across the development framework plan area; and
 - (B) effective integration with existing nearby industrial development; and
 - (ii) as a minimum, development framework plans identify the following over the development framework plan area: land uses, intended impact level of industrial development, appropriate separation distances from sensitive land use zones and existing sensitive land uses, key elements of the access network, efficient trunk infrastructure (including an infrastructure delivery strategy), open space areas and corridors, and development and infrastructure sequencing; and
- (c) Industrial development:
 - (i) development for industrial purposes is provided in a planned, co-ordinated, integrated and efficiently sequenced manner in accordance with:
 - (A) the relevant local plan if applicable; and
 - (B) an approved development framework plan; and
 - (ii) development is efficiently serviced by the full range of urban infrastructure networks and provides for infrastructure services, in accordance with an approved infrastructure delivery strategy, relevant to the ultimate development in the development framework plan area; and
 - (iii) development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and
 - (iv) development creates new industrial areas that provide:
 - (A) opportunities for medium and high impact industry uses and/or low impact industry uses depending on the characteristics of the precinct and proximity to sensitive land uses; and
 - (B) appropriate separation and/or buffering from nearby sensitive land uses; and
 - (C) appropriate transport infrastructure relevant to the use (roads and rail lines); and
 - (D) internal access networks with:
 - high level of internal connectivity; and
 - integration with nearby industrial areas; and
 - direct connection to an arterial road; and
 - (E) measures that maintain and respond to high value ecological features and physical constraints of the land; and
 - (F) high quality visual outcomes, particularly along adjoining arterial roads; and
 - (v) sensitive land uses avoid the Industry investigation zone:
 - (A) to avoid future land use conflicts and amenity impacts on the sensitive land use; and
 - (B) so the site and area can be fully utilised for future industrial development; and
- (d) Precinct specific outcomes:
 - (i) Boundary Road east precinct (precinct no. II1):
 - (A) is developed as infrastructure is provided; and
 - (B) accommodates low, medium and/or high impact industry uses; and

- (C) development provides high quality design outcomes and development that is not visually overbearing as viewed from Boundary Road east – an important gateway area for the city and region; and
 - (D) maintains a high level of amenity for nearby sensitive land uses; and
 - (E) does not adversely impact on, and is not adversely impacted by, the operations of Mackay Airport; and
 - (F) appropriately responds to environmental and land constraints; and
 - (G) provides an appropriate interface with the existing sports park to the south; and
- (ii) Cowleys Road precinct (precinct no. II2):
- (A) is developed as infrastructure is provided; and
 - (B) is not developed until such time as the various future ultimate road corridors and alignments have been finalised; and
 - (C) primarily accommodates low impact industry uses, particularly those which establish synergies with the nearby Central Queensland University Ooralea campus and trade training school; and
 - (D) maintains a high level of amenity for nearby sensitive land uses; and
 - (E) does not adversely impact on, and is not adversely impacted by, the operations of Racecourse Mill; and
- (iii) Glenella precinct (precinct no. II3):
- (A) is developed as infrastructure is provided; and
 - (B) primarily accommodates low impact industry uses; and
 - (C) integrates with industrial development east of Glenella Connection Road; and
 - (D) provides high quality built form along, and casual surveillance of, (old) Glenella Connection Road and the sport and recreation area adjoining Gooseponds Creek; and
 - (E) provides bicycle and pedestrian from Sugarshed Road and Fursden Creek in anticipation of the existing Fursden Creek Bridge ultimately becoming a bicycle and pedestrian only bridge; and
- (iv) Marian precinct (precinct no. II4):
- (A) is developed as infrastructure is provided; and
 - (B) accommodates a mix of low and appropriately located high impact industrial uses; and
 - (C) maintains a high level of amenity for nearby sensitive land uses; and
 - (D) does not adversely impact on, and is not adversely impacted by, the operations of the cane rail line; and
- (v) Paget south precinct (precinct no. II5):
- (A) is developed as infrastructure is provided; and
 - (B) accommodates a mix of low and appropriately located medium and high impact industrial uses; and
 - (C) integrates with the high impact industry area to the north through direct road access; and maintains a high level of amenity for nearby residential sites; and
 - (D) maintains a high level of amenity for nearby sensitive land uses; and
 - (E) does not adversely impact on, and is not adversely impacted by, the operations of the abattoir at Bakers Creek; and

- (F) does not adversely impact on, and is not adversely impacted by, the North Coast railway by limiting the number of road crossings; and
 - (G) appropriately responds to environmental and land constraints; and
 - (H) does not adversely impact on the functionality and efficiency of the stormwater drainage area north of Cooks Lane; and
- (vi) Sarina precinct (precinct no. II6):
- (A) is developed as infrastructure is provided; and
 - (B) accommodates a mix of low and appropriately located medium and high impact industrial uses; and
 - (C) maintains a high level of amenity for nearby sensitive land uses; and
 - (D) does not adversely impact on, and is not adversely impacted by, the operations of the North Coast railway and cane rail line.

6.2.7.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.7.3.A – Industry investigation zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Interim uses	
PO1 Until land is developed for industrial purposes, the zone primarily accommodates a limited range of low intensity rural activities and associated uses that do not compromise: (a) the full realisation of the land for urban purposes; and (b) transport and utility infrastructure corridors and works required to serve the ultimate development.	AO1.1 Interim uses consist of: (a) animal husbandry; or (b) cropping; or (c) dwelling house; or (d) home-based business; or (e) roadside stall; or (f) other uses where it is demonstrated that the use: (i) will not conflict with future development for industrial purposes; and (ii) will integrate with future development for industrial purposes or can be easily removed when land is required for development.
	AO1.2 Buildings associated with interim uses have a maximum height of 4.5 metres (1 storey) above ground level.
	AO1.3 The minimum setback for buildings from road frontage boundaries is: (a) 10 metres from an existing arterial road or sub-arterial road; and (b) 6 metres from an existing collector street or access street.

Performance outcomes	Acceptable outcomes
	AO1.4 The minimum setback for buildings from the centrelines of future roads as follows: (a) 200 metres from a future highway; and (b) 30 metres from a future arterial road; and (c) 25 metres from a future sub-arterial road; and (d) 20 metres from a future collector street.
Development framework plans	
PO2 Development for industrial purposes is supported by a development framework plan over the development framework plan area. The development framework plan area includes: (a) the site; and (b) adjoining sites within the Industry investigation zone; and (c) sites in the broader area the Industry investigation zone.	No acceptable outcome prescribed.
PO3 As a minimum, development framework plans identify the following over the development framework plan area: (a) land uses – mapped and written intent¹⁴; and (b) intended impact level of industrial development (i.e. low impact, medium impact, high impact or special industry); and (c) building height; and (d) arterial road, sub-arterial road and collector street layout¹⁵; and (e) public transport (bus) routes; and (f) key pedestrian and bicycle routes; and (g) details on the efficient provision and sequencing of trunk water, sewerage, transport, parkland and stormwater infrastructure required to service ultimate development in the development framework plan area, including a delivery strategy; and (h) open space areas and corridors; and (j) development sequencing according to: (i) feasible, orderly, planned and efficient infrastructure provision; and (ii) need for the development.	No acceptable outcome prescribed.

¹⁴ Land use intents should be consistent with zones and zone precincts in the planning scheme.

¹⁵ An indicative layout for access streets may also be requested, particularly where it is required that adjoining access streets continue into the site.

Performance outcomes	Acceptable outcomes
Development for industrial purposes – general	
PO4 Industrial development provides water supply, sewerage, road and stormwater infrastructure servicing the site in accordance with an approved infrastructure delivery strategy and with the capacity to service the ultimate development in the development framework plan area. Out of sequence development does not prejudice the efficient, orderly and planned provision of infrastructure to service the ultimate development in the development framework plan area.	No acceptable outcome prescribed.
PO5 Development located outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer.	No acceptable outcome prescribed.
PO6 Stormwater infrastructure and drainage corridors are provided in accordance with the adopted Stormwater Infrastructure Study relevant to the area.	No acceptable outcome prescribed.
PO7 Development creates fully serviced, strategically located and highly accessible industrial areas that: (a) are adequately separated and buffered from nearby sensitive land uses; and (b) use design measures to minimise noise, odour, dust, air emission, light or vibration impacts affecting adjoining or nearby properties within a sensitive land use zone and existing sensitive land uses; and (c) do not accommodate sensitive land uses in order to: (i) to avoid future land use conflicts and amenity impacts on the sensitive land use; and	A07.1 The predominant form of development in the zone is industrial development.
	A07.2 Sensitive land uses are not located within the Industry investigation zone.
	A07.3 Higher impact industrial development is separated from land within the sensitive land use zone and existing sensitive land uses as per the following minimum separation distances: (a) special industry - 1,500 metres; and (b) high impact industry - 500 metres; and (c) medium impact industry - 250 metres.

Performance outcomes	Acceptable outcomes
(ii) enable the full utilisation of the area for future industrial development; and (d) include open space areas and corridors; and (e) can potentially include a limited range of small-scale centre activities that: (i) fulfil a local need; and (ii) do not compete with or compromise the viability of multi-purpose centres and existing uses.	A07.4 Open space areas and corridors are provided: (a) along the watercourses and natural drainage lines; and (b) in low-lying areas subject to inundation; and (c) in areas containing remnant vegetation so that the vegetation can be retained; and (d) to continue open space areas and corridors from adjoining sites
	A07.5 Centre activities: (a) fulfil a demonstrated need of the local area; and (b) have a maximum gross floor of 150m²; and (c) do not compete with or compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area.
	A07.6 Centre activities are located: (a) a minimum of 800 metres from an existing or planned multi-purpose centre or centre activity; and (b) on sub-arterial roads or collector streets and not on arterial roads or access streets.
PO8 Building height and scale: (a) contributes toward the optimal use of the site; and (b) integrates with the built form of the area; and (c) does not form overdevelopment of the site.	A08.1 In areas identified for high impact industry, buildings have a maximum height of 15 metres above ground level.
	A08.2 In areas identified for low impact industry, buildings have a maximum height of 8.5 metres above ground level.
	A08.3 The maximum site cover of all buildings is 60% of the total site area.

Performance outcomes	Acceptable outcomes
PO9 Street layouts, public transport routes and bicycle / pedestrian pathways provide: (a) provide safe and efficient access and have high levels of internal and external connectivity; and (b) co-ordinated and integrated access networks: (i) across sites within the development framework plan area; and (ii) between the development framework plan area and surrounding industrial areas.	AO9.1 The road network provides: (a) co-ordinated and integrated access across sites and the throughout the development framework plan area; and (b) direct access to an arterial road without passing through a residential area; and (c) high levels of internal connectivity including avoiding the use of cul-de-sacs; and (d) high levels of external connectivity by having roads align with discontinued roads in industrial areas adjoining or opposite the site; and (e) provides highly accessible and efficient public transport route/s through the development framework plan area.
	AO9.2 Bicycle and pedestrian pathways are provided: (a) throughout the development framework plan area and form part of larger regional networks; and (b) along sub-arterial roads, collector streets and open space corridors; and (c) align with discontinued pathways adjoining or opposite the site.
PO10 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.
Development for urban purposes – Boundary Road east precinct (precinct no. II1)	
PO11 The Boundary Road east precinct (precinct no. II1) accommodates low, medium and/or high impact industrial development.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO12 Development presents high quality design and visual amenity outcomes as viewed from Boundary Road east, an important gateway area for the city and region, by: (a) ensuring that development in close proximity to Boundary Road east is not visually overbearing; and (b) providing low intensity uses adjacent to Boundary Road east; and (c) ensuring that development in close proximity to Boundary Road east is not visually overbearing; and (d) providing building activation and articulation along the Boundary Road East frontage; and (e) providing feature landscaping along Boundary Road east.	AO12.1 Buildings within 50 metres of the Boundary Road east frontage do not exceed a height of 8.5 metres above ground level.
	AO12.2 Industrial development provides the following along the Boundary Road east frontage: (a) administrative, training and/or customer service facilities; and (b) activation measures such as pedestrian entrances / doors, windows and balconies; and (c) articulation measures such as building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours; and (d) a minimum 3 metre wide landscaping strip containing feature planting.
PO13 Development for industrial purposes maintains a high level of amenity for adjoining sensitive land uses.	AO13 Amenity impacts on any sensitive land uses on the Mackay Airport land are minimised by: (a) providing adequate separation distance and/or buffer elements between industrial development and adjoining residential uses; and (b) ensuring that industrial development is orientated away from adjoining residential uses and designed to mitigate potential impacts.
Development for urban purposes – Cowleys Road precinct (precinct no. II2)	
PO14 The Cowleys Road precinct (precinct no. II2) primarily accommodates low impact industrial development in order to: (a) provide high quality design outcomes and development that is not visually overbearing as viewed from Peak Downs Highway, Cowleys Road and Boundary Road; and (b) minimise potential land use conflicts with nearby sensitive land uses. Technology based industries and other industrial uses that establish synergies with the Central Queensland University Ooralea campus are particularly encouraged in this precinct.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO15 Development for industrial purposes maintains a high level of amenity for adjoining sensitive land uses.	AO15 Amenity impacts on adjoining sensitive land use zone sites fronting the Peak Downs Highway, Winifred Court, Tammy Court, Alan Court and Bernborough Avenue are minimised by: (a) providing adequate separation distance and/or buffer elements between industrial development and adjoining residential uses; and (b) ensuring that industrial development is orientated away from adjoining residential uses and designed to mitigate potential impacts.
Development for urban purposes – Glenella precinct (precinct no. II3)	
PO16 The Glenella precinct (precinct no. II3) primarily accommodates low impact industrial development ¹⁶ in order to: (a) provide high quality design outcomes and development that is not visually overbearing as viewed from Heaths Road, old Glenella Connection Road and new Glenella Connection Road; and (b) minimise potential land use conflicts with nearby sensitive land uses and outdoor sport and recreation uses.	No acceptable outcome prescribed.
PO17 Safe and attractive bicycle and pedestrian facilities along the (old) Glenella Connection Road frontage contributes toward a regional connection between the Glenella residential area and the Edmund Casey Bridge.	AO17 Bicycle and pedestrian facilities are provided adjacent to the Glenella precinct (precinct no. II3) between Sugarshed Road and the Fursden Creek bridge as follows: (a) a 2.5 metre wide concrete footpath is provided along the western side of (old) Glenella Connection Road; and (b) shade trees are provided along the footpath; and (c) the section of (old) Glenella Connection Road to be closed for vehicles, is maintained for use by bicycles and pedestrians.
PO18 Public roads and active and articulated building frontages and landscaping provide high quality visual amenity and casual surveillance of: (a) the sport and recreation area adjacent to Gooseponds Creek; and (b) the bicycle and pedestrian pathway along Glenella Connection Road.	AO18.1 A public road running east-west separates development for industrial purposes from the sport and recreation area adjacent to Gooseponds Creek.

¹⁶ Refer to the provisions of the low impact industry zone code for detailed guidance on appropriate outcomes.

Performance outcomes	Acceptable outcomes
	AO18.2 Industrial development provides the following along the Glenella Connection Road frontage, and the frontage addressing the sport and recreation area adjacent to Gooseponds Creek: (a) administrative, training and/or customer service facilities; and (b) activation measures such as pedestrian entrances / doors, windows and balconies; and (c) articulation measures such as building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours; and (d) a minimum 3 metre wide landscaping strip containing feature planting is provided along the frontage.
Development for urban purposes – Marian precinct (precinct no. II4)	
PO19 The Marian precinct (precinct no. II4) primarily accommodates: (a) low impact industry development¹⁷ that is located in the area adjacent to (but does not gain direct vehicular access from) Marian-Eton Road and in the north-eastern section of the site, in order to: (i) provide high quality design outcomes and development that is not visually overbearing as viewed from Marian-Eton Road; and (ii) minimise potential land use conflicts with sensitive land uses; and (b) medium and high impact industrial development¹⁸ in the south-western part of the precinct.	AO19.1 Medium and high impact industrial development is separated from sensitive land use zones in accordance with the following minimum separation distances: (a) high impact industry – 500 metres (b) medium impact industry – 250 metres.
	AO19.2 Special industry is not provided within the Marian precinct (precinct no. II4).
PO20 Development for industrial purposes does not affect the operation of, or is not detrimentally affected by the cane rail line on the northern boundary of the precinct.	No acceptable outcome prescribed.

¹⁷ Refer to the provisions of the Low impact industry zone code for detailed guidance on appropriate outcomes.

¹⁸ Refer to the provisions of the High impact industry zone code for detailed guidance on appropriate outcomes.

Performance outcomes	Acceptable outcomes
Development for urban purposes – Paget south precinct (precinct no. II5)	
PO21 The Paget south precinct (precinct no. II5) primarily accommodates: (a) low impact industry development¹⁹ that is located in the area adjacent to (but does not gain direct vehicular access from) the Bruce Highway and residential sites fronting Main Street, Bakers Creek, in order to: (i) provide high quality design outcomes and development that is not visually overbearing as viewed from the Bruce Highway; and (ii) minimise potential land use conflicts with existing sensitive land uses; and (b) medium and high impact industrial development¹⁸ in the eastern part of the precinct.	AO21.1 Medium and high impact industrial development is separated from sensitive land use zones in accordance with the following minimum separation distances: (a) high impact industry – 500 metres (b) medium impact industry – 250 metres. AO21.2 Special industry is not provided within the Paget south precinct (precinct no. II5).
PO22 Development for industrial purposes maintains a high level of amenity for adjoining sensitive land uses.	AO22 Amenity impacts on adjoining sensitive land use zone sites west of the Bruce Highway and fronting Main Street, Bakers Creek are minimised by: (a) providing adequate separation distance and/or buffer elements between industrial development and adjoining residential uses; and (b) ensuring that industrial development is orientated away from adjoining residential uses and designed to mitigate potential impacts.
PO23 The access network provides: (a) a high level of internal connectivity; and (b) external connectivity via: (i) Connors Road for sites east of the North Coast railway; and (ii) Cooks Lane / Main Street or the extension of Stockroute Road for sites west of the North Coast railway.	AO23 A north-south collector street (industrial): (a) extends south of Cooks Lane; and (b) services all Industry investigation zoned properties south of Cooks Lane and to the east of the North Coast railway; and (c) aligns with Connors Road serving the high impact industry area to the north, and creates an appropriately designed intersection with the extension of Stockroute Road.
PO24 Development for industrial purposes does not affect the operation of the North Coast railway.	AO24 In relation to level crossing points over the North Coast railway: (a) the level crossing on Cooks Lane is closed in favour of a new crossing point on the extension of Stockroute Road; and (b) no other crossing points over the North Coast railway are provided.

¹⁹ Refer to the provisions of the Low impact industry zone code for detailed guidance on appropriate outcomes.

Performance outcomes	Acceptable outcomes
PO25 Development does not adversely impact on the functionality and efficiency of the stormwater drainage area north of Cooks Lane.	No acceptable outcome prescribed.
Development for urban purposes – Sarina precinct (precinct no. II6)	
PO26 The Sarina precinct (precinct no. II6) primarily accommodates: (a) low impact industry development²⁰ that is located in the area adjacent to (but does not gain direct vehicular access from) the Bruce Highway and Sarina-Homebush Road in order to: (i) provide high quality design outcomes and development that is not visually overbearing as viewed from the Bruce Highway; and (ii) minimise potential land use conflicts with existing sensitive land uses; and (b) medium and high impact industrial development²⁰ in the middle western part of the precinct.	AO26.1 Medium and high impact industrial development is separated from sensitive land use zones in accordance with the following minimum separation distances: (a) high impact industry – 500 metres (b) medium impact industry – 250 metres.
	AO26.2 Special industry is not provided within the Sarina precinct (precinct no. II6).
PO27 Development for industrial purposes does not affect the operation of, or is not detrimentally affected by: (a) the North Coast railway to the west of the precinct; and (b) the cane rail line on the south-western boundary of the precinct.	No acceptable outcome prescribed.

²⁰ Refer to the provisions of the Low impact industry zone code for detailed guidance on appropriate outcomes.

6.2.8 Local centre zone code

6.2.8.1 Application

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

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

6.2.8.2 Purpose

- (1) The purpose of the local centre zone is to provide for:
 - (a) a limited variety of commercial, community and retail activities to service local residents; and
 - (b) other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping or residential uses.
- (2) The local government purpose of the zone code is to provide for centre activities, community activities and other compatible uses that form compact, vibrant, attractive and pedestrian-orientated multi-purpose centres and activity nodes serving the surrounding local area. Local centres include:
 - (a) strategic local centres – strategically important centres that serve a specific local catchment, not otherwise served by a multipurpose centre including:
 - (i) Blacks Beach local centre; and
 - (ii) Bucasia local centre; and
 - (iii) Mackay Marina local centre, which also performs a tourism and regional leisure function; and
 - (iv) Mirani local centre; and
 - (v) Ooralea east local centre; and
 - (vi) Sarina Beach Road local centre; and
 - (vii) Slade Point local centre; and
 - (b) existing local centres – centres that complement a larger nearby multi-purpose centres including:
 - (i) Blacks Beach Road east (Blacks Beach) local centre; and
 - (ii) Celeber Drive (Andergrove) local centre; and
 - (iii) Evan Street (South Mackay) local centre; and
 - (iv) Gasworks (Shakespeare Street, Mackay) local centre; and
 - (v) George Street (Mackay) local centre; and
 - (vi) Martins Corner (Shakespeare Street, Mackay) local centre; and
 - (vii) Moore Street (Mackay) local centre; and
 - (viii) Pheasant Street (Slade Point) local centre; and
 - (ix) Ungerer Street (North Mackay) local centre.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Centre role and function:
 - (i) strategic local centres are larger than existing local centres and neighbourhood centres, but subordinate to district centres, major centres and the principal centre (Mackay city centre); and
 - (ii) existing local centres are larger than neighbourhood centres but subordinate to strategic local centres, district centres, major centres and the principal centre (Mackay city centre); and
 - (iii) strategic and existing local centres generally serve the suburb surrounding the centre. The Mackay Marina local centre also services tourism, leisure and port related activities; and

- (iv) the total gross floor area of centre activities is up to 5,000m² in strategic local centres (up to 7,000m² in the Sarina Beach local centre) and 2,500m² in existing local centres; and
 - (v) local centres are strengthened as local activity nodes; and
 - (vi) local centres accommodate mostly small scale services and facilities, suitable for serving the intended catchment; and
- (b) Uses:
 - (i) local centres accommodate a range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, employment and other opportunities; and
 - (ii) local centres contain the following types of uses:
 - (A) centre activities: convenience services and limited weekly services (medium size supermarkets, limited specialty stores and personal services); and
 - (B) community activities: local community facilities; and
 - (C) residential development: limited medium density residential development where it can be mixed with centre activities; and
 - (D) tourism and port orientated activities at Mackay Marina local centre; and
 - (iii) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and
- (c) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
- (d) Accessibility:
 - (i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and
 - (ii) the pedestrian access network to and within the centre is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and
 - (iii) footpaths, cycle lanes and end of trip facilities throughout the centre provide a high level of accessibility for pedestrians and cyclists; and
 - (iv) high quality public transport facilities including interchanges are provided at key locations (convenient for users) in local centres to facilitate efficient public transport services to the centre; and
 - (v) arterial roads and sub-arterial roads adjacent to local centres facilitate high traffic volumes; and
 - (vi) other streets within local centres facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and
- (e) Built form and public realm:
 - (i) built form layout and design is integrated with adjoining and nearby development within the centre; and
 - (ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:
 - (A) the region's tropical climate; and
 - (B) the local centre's urban and landscape setting; and
 - (iii) buildings address the public realm by providing street orientated and articulated frontages at a human scale; and
 - (iv) development effectively integrates with surrounding urban form; and
- (f) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (g) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.8.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.8.3.A – Local centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role and function	
PO1 Development in local centres: (a) fulfils, but does not exceed, the needs of the relevant catchment: (i) Blacks Beach local centre: Blacks Beach, Dolphin Heads and Eimeo; (ii) Bucasia local centre: Bucasia; or (iii) Mackay Marina local centre: Mackay Harbour and tourism, leisure and port related activities; or (iv) Mirani local centre: Mirani; or (v) Ooralea East local centre: eastern part of Ooralea and western part of Paget; or (vi) Sarina Beach Road local centre: northern part of Sarina; or (vii) Slade Point local centre: Slade Point; or (viii) the residential neighbourhood immediately surrounding the existing local centre; and (b) does not compete with or compromise the viability, role or function of other strategic local centres, district centres, major centres or the principal centre (Mackay city centre).	AO1.1 Centre activities do not exceed a total gross floor area of ²¹ : (a) up to a total of 5,000m ² in the Blacks Beach local centre; or (b) 0.35 times the area of the site in the Bucasia local centre; or (c) 0.45 times the area of the site in the Mackay Marina local centre; or (d) 0.2 times the area of the site in the Mirani local centre; or (e) 0.25 times the area of the site in the Ooralea East local centre; or (f) up to 7,000m ² in the Sarina Beach Road local centre; (g) up to a total of 5,000m ² in the Slade Point local centre; or (h) up to a total of 2,500m ² in existing local centres.
	AO1.2 Office uses do not exceed: (a) a maximum gross floor area of 200m ² ; and (b) a maximum height of 6m above ground level (1 storey).
	AO1.3 Full-sized supermarkets, showrooms, discount department stores and department stores are not located in local centres.
Uses	
PO2 Local centres accommodate a range of uses enabling the creation of vibrant activity nodes providing local services and employment.	AO2.1 Local centres accommodate a mix of the following uses: (a) centre activities, small scale and low-intensity offices and market; and (b) community activities and childcare centre; and (c) recreation activities and park; and (d) service industry, car wash and service station; and (e) other compatible uses.

²¹ The gross floor area of uses on the site other than centre activities, such as community activities or multiple dwelling activities, are not included in the calculation.

Performance outcomes	Acceptable outcomes
	AO2.2 In addition to the uses set out in AO2.1, Mackay Marina local centre accommodates: (a) vehicle hire premises (covered by the “outdoor sales” use definition); and (b) port service; and (c) short-term accommodation.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	AO3 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	AO4 Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between two or more sites); rather than gaining direct vehicular access from arterial roads, sub-arterial roads and key active frontage streets²².
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO6 Building height respects and integrates with surrounding built form.	AO6 Building height does not exceed a maximum building height of: (a) 11 metres above ground level (3 storeys) in the Mackay Marina local centre; and (b) 8.5 metres above ground level (2 storeys) in all other local centres.
PO7 Key active frontage streets provide: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles	AO7.1 Street-orientated development is provided along key active frontage streets ²² .

²² “Key active frontage streets” are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
	A07.2 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO8 Buildings are setback from road frontages to: (a) provide street-orientated development on key active frontage streets; and (b) enable buildings to effectively address and engage with other streets; and (c) provide a human scale streetscape and not be visually overbearing.	A08.1 On key active frontage streets: (a) the minimum setback is 0 metres; and (b) the maximum setback is 2.5 metres.
	A08.2 On 'non-key active frontage streets': (a) the minimum setback is 0 metres; and (b) the maximum setback is 14 metres.
	A08.3 The minimum setbacks from laneways are as follows: (a) 0 metres where the wall height is 4.5 metres or less above ground level; and (b) 3 metres where the wall height is more than 4.5 metres above ground level.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO10 Development strengthens the centre's sense of place and identity by maintaining and/or creating visual connections with nearby built and landscape elements.	AO10 Development maintains and/or creates views and vistas of the following from roads and other public space areas: (a) Mackay Marina local centre: Mackay Marina and adjoining open space and infrastructure associated with the Port of Mackay; and (b) Martins Corner local centre: Mackay showground; and (c) Mirani local centre: Pioneer River and adjoining open space; and (d) Ungerer Street (North Mackay) local centre: Vines Creek estuary and adjoining open space.
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO12 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO13 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.9 Low density residential zone code

6.2.9.1 Application

This code applies to assessing development in the Low density residential zone.

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

6.2.9.2 Purpose

- (1) The purpose of the low density residential zone is to provide for:
 - (a) a variety of low density dwelling types, including dwelling houses; and
 - (b) community uses and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the zone code is to provide for low intensity residential development in locations that are:
 - (a) not in close proximity to important multi-purpose centres or public transport corridors; or
 - (b) otherwise not considered suitable for higher density residential development.

The zone also provides for appropriately located low-medium intensity residential development and a limited range of small scale, low intensity and compatible non-residential activities.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is low density residential development such as dwelling houses, and appropriately located multiple dwelling activities; and
 - (ii) a limited range of small-scale and low intensity non-residential uses may be appropriate if these uses are:
 - (A) required to serve the needs of the local area; and
 - (B) located on prominent, highly accessible sites; and
 - (C) consistent with the amenity and character of the surrounding urban area; and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
 - (c) Built form and development intensity:
 - (i) low rise buildings integrate with the character and amenity of the local area; and
 - (ii) residential development is predominantly low density, however, low-medium density residential is suitable on sites in close proximity to centres and other key activity nodes, public transport services or recreation opportunities; and
 - (iii) road frontage setbacks:
 - (A) contribute to the open, low-intensity character of the local area; and
 - (B) accommodate landscaping; and
 - (C) provide privacy for buildings; and
 - (D) avoid buildings being visually overbearing; and
 - (iv) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
 - (d) Amenity:

- (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.9.3 Assessment benchmarks

Part A – Benchmarks for assessable development

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

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates low density residential development such as dwelling houses.	No acceptable outcome prescribed.
PO2 Multiple dwelling activities are located in close proximity to either: (a) a multi-purpose centre or other key activity node such as the Base Hospital or Mater Hospital; or (b) existing centre activity or community activity; or (c) a public transport route or usable open space²³.	No acceptable outcome prescribed.
PO3 Non-residential activities, such as centre activities and community activities, are ²⁴ : (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary residential character of the area; and (c) generate minimal impacts.	No acceptable outcome prescribed.
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure.	AO4 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.

²³ Refer to Schedule 1 for definition of “usable open space”.

²⁴ Provisions focusing specifically on ‘out-of-centre’ non-residential development are also provided in the relevant development codes (part 9).

Performance outcomes	Acceptable outcomes
Built form and development intensity	
PO5 Building height and residential density: (a) integrates with the low-rise and low intensity built form of surrounding residential areas; and (b) does not form overdevelopment of the site.	AO5.1 Buildings have a maximum height of 8.5 metres above ground level (2 storeys).
	AO5.2 The maximum plot ratio is 0.5:1.
PO6 Buildings are setback from road frontages to: (a) contribute to the open, low-intensity character of the surrounding residential area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	AO6 Minimum road frontage setbacks for residential buildings are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets: (i) 6 metres for garages, outbuildings and carports; and (ii) 4.5 metres for other parts of the building; and (c) from access streets – 3 metres to open verandahs, where the length of the verandah or verandahs (measured from the inside of the outermost supporting posts) facing the street frontage is not more than 5.5 metres; and (d) from laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level.
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO8 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO9 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO10 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.10 Low impact industry zone code

6.2.10.1 Application

This code applies to assessing development in the Low impact industry zone.

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

6.2.10.2 Purpose

- (1) The purpose of the low impact industry zone is to provide for:
 - (a) service industry and low impact industry; and
 - (b) other uses and activities that:
 - (i) support the industry activities; and
 - (ii) do not compromise the future use of premises for industry activities.
- (2) The local government purpose of the zone code is to provide for low impact industrial development, which provides services and employment for local areas and in some cases a transition between the High impact industry zone and sensitive land use zones, in the following locations:
 - (a) Cremorne – Cremorne Street and Palm Street;
 - (b) Glenella – Heaths Road/Glenella Connection Road;
 - (c) Mackay city centre – eastern part, and southern part;
 - (d) Mackay Harbour – Harbour Road and Mulherin Drive;
 - (e) Mirani – Clive Rogers Drive;
 - (f) North Eton – Marian-Eton Road;
 - (g) North Mackay – Hamilton Street;
 - (h) Paget – northern part, and Farrellys Road;
 - (i) Racecourse – Cowleys Road;
 - (j) Range Road – Sarina;
 - (k) Rural View – Carl Street/Arana Drive;
 - (l) Sarina – Sarina Beach Road;
 - (m) Slade Point – Lester Hansen Street/David Muir Street;
 - (n) South Mackay – Paradise Street and Archibald Street; and
 - (o) West Mackay – Cemetery Road and Nebo Road (southern end at the “city gates”).

The zone also provides for a limited range of small scale and compatible activities. The zone does not accommodate incompatible development, particularly sensitive land uses.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is low impact industrial development and other complementary activities; and
 - (ii) a limited range of small-scale non-industrial uses (not including sensitive land uses) may be appropriate if these uses are:
 - (A) required to serve the needs of the local area; and
 - (B) located on prominent, highly accessible sites; and
 - (C) not affected by, or able to mitigate, impacts generated by surrounding industrial uses; and
 - (iii) sensitive land uses (other than caretaker’s accommodation) are not located within the Low impact industry zone; and

- (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
 - (ii) development maximises access to appropriate transport infrastructure relevant to the use (roads and railways).
- (c) Built form and development intensity:
 - (i) buildings integrate with the built form of the area and do not constitute over-development of the site; and
 - (ii) road frontage setbacks:
 - (A) accommodate landscaping; and
 - (B) avoid buildings being visually overbearing; and
 - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.10.3 Assessment benchmarks

Part A – Benchmarks for assessable development

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

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates: (a) low impact industrial development such as: hardware and trade supplies (not containing a retail shop open to the general public), low impact industry, research and technology industry, service industry and warehouse; and (b) marine industry; and (c) other compatible uses appropriately located in the industry area such as: education establishment (specifically involving industry related training) and service station and outdoor sales; and (d) minor extensions to existing transitional or support uses such as tourist parks.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO2 Office areas and general retail or sales display areas that form part of an industrial development, are ancillary and subordinate to the primary industrial use.	A02 Offices and/or general retail or sales display areas, that form part of an industrial development, must: (a) be ancillary to the primary industrial use; and (b) have a gross floor area of not more than 10% of the total gross floor area of the development.
PO3 Non-industrial activities, such as food and drink outlet, health care services, shop and emergency services are ²⁵ : (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary industrial use of the area; and (c) are not affected by, or mitigate impacts, generated by surrounding industrial uses.	No acceptable outcome prescribed.
PO4 Development involving sensitive land uses (other than caretaker's accommodation) and industrial development generating medium, high and very high impacts avoid the zone in order to: (a) protect the health and safety and amenity of sensitive land uses; and (b) maintain the operational efficiency and viability of low impact industry activities.	A04 The following uses are not located on land within the Low impact industry zone: (a) sensitive land uses; and (b) high impact industry; and (c) medium impact industry; and (d) special industry; and (e) transport depot; and (f) other industrial activities generating medium or high intensity impacts.
Infrastructure	
PO5 Development is serviced by all forms of urban infrastructure.	A05 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Built form and development intensity	
PO6 Building height and scale: (a) integrates with the built form of the area; and (b) does not form overdevelopment of the site.	A06.1 Buildings have a maximum height of 8.5 metres above ground level.

²⁵ Provisions focusing specifically on 'out-of-centre' centre activities and other non-industrial development are also provided in the relevant development codes (Part 9).

Performance outcomes	Acceptable outcomes
	A06.2 The maximum site cover of all buildings is 60% of the total site area.
P07 Buildings are setback from road frontages to: (a) integrate with the streetscape of the area; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	A07 Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres.
P08 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
P09 Development fronting Boundary Road East, Paget presents high quality design and visual amenity outcomes as viewed from Boundary Road East, an important gateway area for the city and region, by: (a) ensuring that development in close proximity to Boundary Road East is not visually overbearing; and (b) providing low intensity uses adjacent to Boundary Road East; and (c) ensuring that development in close proximity to Boundary Road East is not visually overbearing; and (d) providing building activation and articulation along the Boundary Road East frontage; and (e) providing feature landscaping along Boundary Road East.	A09 Industrial development provides the following along the Boundary Road East frontage: (a) administrative, training and/or customer service facilities; and (b) activation measures such as pedestrian entrances / doors, windows and balconies; and (c) articulation measures such as building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours; and (d) a minimum 3 metre wide landscaping strip containing feature planting.

Performance outcomes	Acceptable outcomes
Amenity	
PO10 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby sites containing an existing sensitive land use.	No acceptable outcome prescribed.
Environment	
PO11 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.11 Major centre zone code

6.2.11.1 Application

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

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

6.2.11.2 Purpose

- (1) The purpose of the major centre zone is to provide for a large variety of uses and activities to service a part of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.
- (2) The local government purpose of the zone code is to provide for a diverse range of centre activities, community activities, multiple dwelling activities and other compatible uses that form compact, vibrant, attractive and pedestrian orientated multi-purpose centres, and activity hubs serving the surrounding sub-regional area. Major centres include:
 - (a) Mount Pleasant major centre;
 - (b) Rural View major centre; and
 - (c) Sarina major centre.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Centre role and function:
 - (i) major centres are:
 - (A) larger and more accessible, diverse and intensely developed than district centres, local centres and neighbourhood centres; and
 - (B) subordinate to the principal centre (Mackay city centre); and
 - (ii) major centres serve the following catchments:
 - (A) Mount Pleasant: Mackay inner and middle northern suburbs (Andergrove, Beaconsfield, Cremorne, Glenella, Mackay Harbour, Mount Pleasant, North Mackay, Richmond (south of Mackay-Habana Road) and Slade Point), and rural communities to the north; and
 - (B) Rural View: Mackay's northern beaches suburbs (Blacks Beach, Bucasia, Dolphin Heads, Eimeo, Richmond (north of Mackay-Habana Road) and Shoal Point); and
 - (C) Sarina: Sarina, Sarina's coastal communities (Alligator Creek, Armstrong Beach, Campwin Beach, Freshwater Point, Grasstree Beach, Hay Point, Sarina Beach) and rural communities to the south; and
 - (iii) the total gross floor area of centre activities is up to:
 - (A) 130,000m² in Mount Pleasant major centre; and
 - (B) 60,000m² in Rural View major centre; and
 - (C) 30,000m² the Sarina major centre; and
 - (iv) major centres are strengthened as important sub-regional activity nodes; and
 - (v) major centres accommodate a mixture of sub-regional, high intensity and complementary small scale services and facilities; and
 - (b) Uses:
 - (i) major centres accommodate a diverse range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, employment, residential and recreation opportunities; and
 - (ii) major centres contain the following types of uses:

- (A) centre activities:
 - comparison, weekly and convenience services (discount department stores, full-size supermarkets and a full range of specialty stores and personal services); and
 - small scale and low intensity offices and professional and service businesses; and
 - entertainment and leisure facilities and services; and
 - (B) community activities: sub-regional community facilities and a full range of local community facilities; and
 - (C) residential development: medium-high density residential development and short-term accommodation; and
- (iii) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and
- (c) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
- (d) Accessibility:
 - (i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and
 - (ii) strong connections are provided between the separate areas of the Mount Pleasant major centre (Mount Pleasant Shopping Centre, Mount Pleasant Plaza, Greenfields, Highway Plaza, North Point Retail, Kay Court, Willets Road and Discovery Lane-Mater Hospital); and
 - (iii) the pedestrian access network to and within the centre is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and
 - (iv) footpaths, cycle lanes and end of trip facilities throughout the centre provide a high level of accessibility for pedestrians and cyclists; and
 - (v) high quality public transport facilities including interchanges are provided at key locations (convenient for users) in major centres to facilitate efficient public transport services to, and through, the centre; and
 - (vi) arterial roads and sub-arterial roads adjacent to and through major centres facilitate high traffic volumes; and
 - (vii) other streets within major centres facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and
- (e) Built form and the public realm:
 - (i) built form layout and design is integrated with adjoining and nearby development within the centre; and
 - (ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:
 - (A) the region's tropical climate; and
 - (B) the major centre's urban and landscape setting; and
 - (iii) buildings address the public realm by providing active and articulated frontages at a human scale; and
 - (iv) development is of a higher intensity than the surrounding urban area, but it respects and integrates with the surrounding urban area's established layout, character and visual amenity; and
 - (v) public realm treatments across each major centre are varied according to the type and/or location of the street or public open space but also have common unifying elements; and

- (f) Amenity:
 - (i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and
- (g) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.11.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.11.3.A – Major centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role and function	
PO1 Development in major centres: (a) fulfils, but does not exceed, the needs of the relevant catchment: (i) Mount Pleasant major centre: Andergrove, Beaconsfield, Cremorne, Glenella, Mackay Harbour, Mount Pleasant, North Mackay, Richmond (south of Mackay-Habana Road), Slade Point and rural communities to the north; or (ii) Rural View major centre: Shoal Point, Bucasia, Eimeo, Dolphin Heads, Blacks Beach and Rural View; or (iii) Sarina major centre: Sarina, Alligator Creek, Armstrong Beach, Campwin Beach, Freshwater Point, Grasstree Beach, Hay Point, Sarina Beach and rural communities to the south; and (b) does not compete with or compromise the viability, role or function of other district centres, major centres or the principal centre (Mackay city centre).	AO1.1 Centre activities do not exceed a total gross floor area of: (a) 0.35 times the area of the site in the Mount Pleasant major centre; or (b) 0.5 times the area of the site in the Rural View major centre; or (c) 0.4 times the area of the site in the Sarina major centre.
	AO1.2 Office uses do not exceed: (a) a maximum gross floor area of 500m²; and (b) a maximum height of 8.5m above ground level (2 storeys).
	AO1.3 Development involving a total gross floor area of over 2,000m ² in Sarina major centre demonstrates that: (a) the development is needed to service the relevant catchment; and (b) the development will not undermine the role, function and viability of other multi-purpose centres.

Performance outcomes	Acceptable outcomes
Uses	
PO2 Major centres accommodate a diverse range of uses enabling the creation of vibrant and diverse activity nodes providing service, employment, residential and recreation opportunities.	A02.1 Major centres accommodate a mix of the following uses: (a) centre activities, small scale and low intensity offices, outdoor business activities, hotel and market; and (b) community activities and childcare centre; and (c) multiple dwelling activities and short-term accommodation; and (d) recreation activities, major sport, recreation and entertainment facility and park; and (e) service industry, low impact industry (involving brewery, coffee roasting and distilling alcohol), car wash, parking station and service station; and (f) other compatible uses.
	A02.2 Department stores are not located in major centres.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	A03 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	A04.1 Development does not gain direct vehicular access from ²⁶ : (a) Mackay–Bucasia Road, Malcomson Street, Bruce Highway, Heaths Road or Sams Road in the Mount Pleasant major centre; and (b) Mackay-Bucasia Road and Eimeo Road in the Rural View major centre.
	A04.2 Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between two or more sites); rather than gaining direct vehicular access from: • Broad Street and Central Street in Sarina; and • key active frontage streets²⁷.

²⁶ Does not apply to existing and approved access points

²⁷ "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO6 Building height reflects the intensity and prominence of major centres as sub-regional activity nodes including residential uses but also respects and integrates with surrounding low-rise and low-intensity built form.	A06 Building height does not exceed the following maximum building heights: (a) as identified on Figure 6.2.10.3.A – Major centre zone – maximum building heights – Mount Pleasant; and (b) 17 metres above ground level (5 storeys) in the Rural View major centre; and (c) 14 metres (4 storeys) above ground level in the Sarina major centre.
PO7 Key active frontage streets provide (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles.	A07.1 Street-orientated development is provided along existing key active frontage streets ²⁷ .
	A07.2 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO8 Buildings are setback from road frontages to: (a) provide street-orientated development on key active frontage streets; and (b) enable buildings to effectively address and engage with other streets; and (c) provide a human scale streetscape and not be visually overbearing.	A08.1 On key active frontage streets: (a) the minimum setback for the podium (maximum height 8.5 metres above ground level (2 storeys)) is 0 metres; and (b) the maximum setback for the podium is 2.5 metres; and (c) the minimum setback for parts of the building above the podium is: (i) 3 metres from the front edge of the podium to the front edge of a balcony; and (ii) 6 metres from the front edge of the podium to the building wall.

Performance outcomes	Acceptable outcomes
	AO8.2 On 'non-key active frontage streets': (a) the minimum setback for the podium (maximum height 8.5 metres above ground level (2 storeys)) is 0 metres; and (b) the maximum setback for the podium is 14 metres; and (c) the minimum setback for parts of the building above the podium is: (i) 3 metres from the front edge of the podium to the front edge of a balcony; and (ii) 6 metres from the front edge of the podium to the building wall.
	AO8.3 The minimum setbacks from laneways are as follows: (a) 0 metres where the wall height is 4.5 metres or less above ground level; and (b) 3 metres where the wall height is more than 4.5 metres above ground level.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
PO10 Development strengthens the centre's sense of place and identity by maintaining and/or creating visual connections with nearby built and landscape elements	AO10 Development maintains and/or creates views and vistas of the following from roads and other public space areas: (a) Mount Pleasant major centre: Pioneer River, Gooseponds Creek and surrounding hills; and (b) Rural View major centre: McCreedys Creek open space area and surrounding hills; and (c) Sarina major centre: surrounding hills and Plane Creek Mill.

Performance outcomes	Acceptable outcomes
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO12 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO13 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Figure 6.2.11.3.A – Major centre zone – maximum building heights – Mount Pleasant



6.2.12 Medium density residential zone code

6.2.12.1 Application

This code applies to assessing development in the Medium density residential zone.

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

6.2.12.2 Purpose

- (1) The purpose of the medium density residential zone is to provide for:
 - (a) medium density multiple dwellings; and
 - (b) community uses, and small-scale services, facilities and infrastructure, to support local residents.
- (2) The local government purpose of the zone code is to provide for low-medium and medium intensity residential development within key urban areas at locations which possess one or a combination of the following attributes:
 - (a) in close proximity to important multi-purpose centres (principal, major, district and certain local centres) and other activity hubs, including:
 - (i) Mackay city centre (principal centre); and
 - (ii) Mount Pleasant, Rural View and Sarina major centres; and
 - (iii) Andergrove, Marian, North Mackay, West Mackay (Fourways and Parkside) and Walkerston district centres; and
 - (iv) Sarina Beach Road (Sarina), Blacks Beach, Bucasia, Mirani, Celeber Drive (Andergrove) local centres; and
 - (v) Mackay Base Hospital (West Mackay); and
 - (b) along important public transport corridors, including: Bridge Road, Glenpark Street, Holland Street, Juliet Street, Malcomson Street and Paradise Street; and
 - (c) nodes (rather than linear development) in close proximity to high quality amenity and recreation elements, including: Alexandra Street (addressing Mackay Regional Botanic Gardens), Bucasia Beach, Blacks Beach, Dolphin Heads, Glenella, Iluka / Illawong Beaches and Slade Point.

The zone also provides for short-term accommodation and a limited range of small scale, low intensity and compatible non-residential activities.

The zone includes the Low-medium density precinct (precinct no. MD1), General medium density precinct (precinct no. MD2) and Multi-storey medium density precinct (precinct no. MD3).

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is low-medium and medium density residential development; and
 - (ii) the zone also accommodates short-term accommodation in the Multi-storey medium density precinct (precinct no. MD3) on sites:
 - (A) in close proximity to centres or other activity hubs and/or elements of high amenity and recreation value; and
 - (B) that are prominently located and highly accessible; and
 - (iii) a limited range of small-scale and low intensity non-residential uses may be appropriate if these uses are:
 - (A) required to serve the needs of the local area; and
 - (B) located on prominent, highly accessible sites; and

- (C) consistent with the amenity and character of the surrounding urban area; and
- (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
- (c) Built form and development intensity:
 - (i) in the Low-medium density precinct (precinct no. MD1) and General medium density precinct (precinct no. MD2), low rise buildings integrate with the character and amenity of the local area; and
 - (ii) in the Multi-storey medium density precinct (precinct no. MD3), medium rise buildings reflect the site's strategic location but has a lesser development intensity than buildings in the High density residential zone, Major centre zone and Principal centre zone (Mackay city centre); and
 - (iii) low-medium density residential development is provided in the Low-medium density precinct (precinct no. MD1) and medium density residential development is provided in the General medium density precinct (precinct no. MD2) and Multi-storey medium density precinct (precinct no. MD3); and
 - (iv) road frontage setbacks are small enough to enable the development to effectively interact with the street but large enough to accommodate landscaping and avoid buildings being visually overbearing; and
 - (v) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.12.3 Assessment benchmarks

Part A – Benchmarks for assessable development

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

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates low-medium and medium density residential development including: (a) multiple dwelling activities and dwelling houses in the Low-medium density precinct (precinct no. MD1) and the General medium density precinct (precinct no. MD2); and (b) multiple dwelling activities, with the exception of dual occupancy, in the Multi-storey medium density precinct (precinct no. MD3).	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO2 Short-term accommodation is located in the Multi-storey medium density precinct (precinct no. MD3) and has strong visual and physical connection with the nearby: (a) principal centre, major centre, district centre or hospital; and (b) public transport corridor; or (c) beach / coastline or botanic gardens.	No acceptable outcome prescribed.
PO3 Non-residential activities, such as centre activities and community activities, are ²⁸ : (a) required to serve the needs of the local area and do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the local area; and (b) of a small scale and are subordinate to the primary residential character of the area; and (c) generate minimal impacts.	No acceptable outcome prescribed.
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure.	AO4 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Built form and development intensity	
PO5 In the Low-medium density precinct (precinct no. MD1), building height and residential density: (a) integrates with the low-rise and low intensity built form of surrounding residential areas; and (b) does not form overdevelopment of the site.	AO5.1 In the Low-medium density precinct (precinct no. MD1), buildings have a maximum height of 8.5 metres above ground level (2 storeys).
	AO5.2 In the Low-medium density precinct (precinct no. MD1): (a) the maximum plot ratio is: (i) 0.6:1 if the site is adjacent to a public transport route, within 200 metres of a multi-purpose centre zone, or within 200 metres of usable open space; or (ii) 0.5:1 if the site does not meet any of the location outcomes mentioned in (a)(i); and

²⁸ Provisions focusing specifically on 'out-of-centre' non-residential development are also provided in the relevant development codes (part 9).

Performance outcomes	Acceptable outcomes
	(b) the minimum number of dwellings provided is the equivalent of 1 dwelling per every 500m ² of site area.
PO6 In the General medium density precinct (precinct no. MD2), building height and residential density: (a) integrates with the low-rise built form of surrounding residential areas; and (b) integrates with the intended medium density built form of the area; and (c) does not form overdevelopment of the site.	AO6.1 In the General medium density precinct (precinct no. MD2), buildings have a maximum height of 8.5 metres above ground level (2 storeys).
	AO6.2 In the General medium density precinct (precinct no. MD2): (a) the maximum plot ratio is 0.8:1; and (b) the minimum number of dwellings provided is the equivalent of 1 dwelling per every 300m² of site area.
PO7 In the Multi-storey medium density precinct (precinct no. MD3), building height and residential density: (a) does not form under-development of the site and utilises the strategic location of the site in close proximity to: (i) the principal centre or a major centre, district centre or hospital; or (ii) public transport corridor; or (iii) beach / coastline or botanic gardens; and (b) integrates with the intended medium intensity built form of the area; and (c) does not: (i) form overdevelopment of the site; and (ii) challenge the primacy of the High density residential zone, Major centre zone and Principal centre zone (Mackay city centre) as the region's most intensely developed precincts.	AO7.1 In the Multi-storey medium density precinct (precinct no. MD3), buildings have: (a) a maximum height of 17 metres above ground level (5 storeys) on certain sites identified on the following maps: (i) Figure 6.2.12.3.A – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Shoal Point; (ii) Figure 6.2.12.3.B – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – Mount Pleasant; and (iii) Figure 6.2.12.3.C – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Mackay city centre; (iv) Figure 6.2.12.3.D – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – West Mackay; and (v) Figure 6.2.12.3.E – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – East Mackay; and (b) a maximum height of 11 metres above ground level (3 storeys) in other areas.

Performance outcomes	Acceptable outcomes
	AO7.2 In the Multi-storey medium density precinct (precinct no. MD3): (a) the maximum plot ratio is: (i) in areas identified by AO7.1 as having a building height of 17 metres above ground level (5 storeys) – 1.5:1; or (ii) in areas identified by AO7.1 as having a building height of 11 metres above ground level (3 storeys) – 1.2:1; and (b) the minimum number of dwellings provided is the equivalent of 1 dwelling per every 200m² of site area.
PO8 Buildings are setback from road frontages to: (a) provide for landscaping between the building and the street; and (b) avoid buildings from being visually overbearing as viewed from the street.	AO8.1 In the Low-medium density precinct (precinct no. MD1) and General medium density precinct (precinct no. MD2), minimum road frontage setbacks for residential buildings are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets: (i) 6 metres for garages and carports; and (ii) 4.5 metres for other parts of the building; and (c) from access streets – 3 metres to open verandahs, where the length of the verandah or verandahs (measured from the inside of the outermost supporting posts) facing the street frontage is not more than 5.5 metres; and (d) from laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level. AO8.2 In the Multi-storey medium density precinct (precinct no. MD3), minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres; and (c) from laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level;

Performance outcomes	Acceptable outcomes
	lesser road frontage setbacks may be considered if: - the proposed road frontage setback is within 20% of a road frontage setback on an adjoining lot; and - that part of the building has a maximum height of 4.5 metres (1 storey).
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO10 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO11 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO12 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Figure 6.2.12.3.A – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Shoal Point

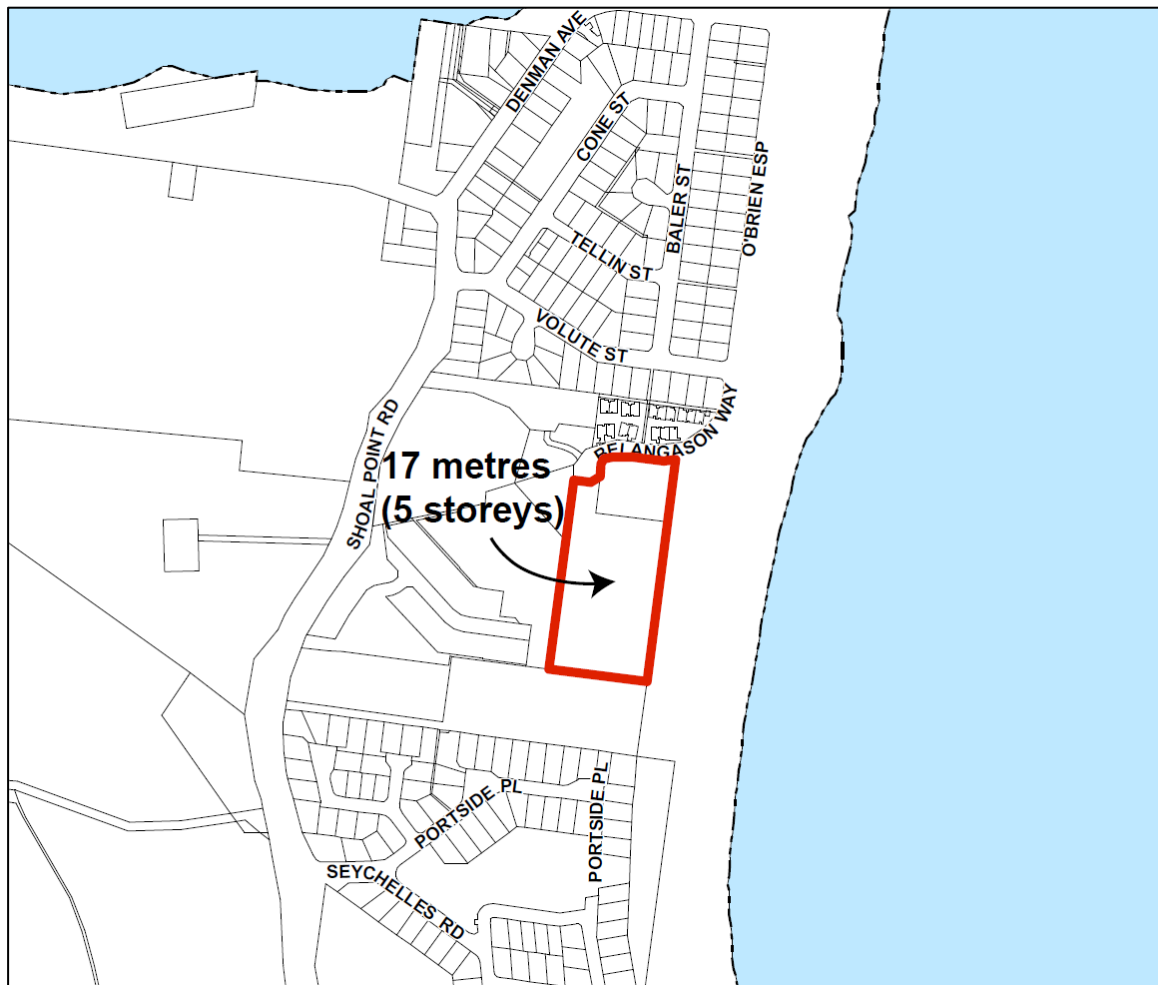


Figure 6.2.12.3.B – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – Mount Pleasant

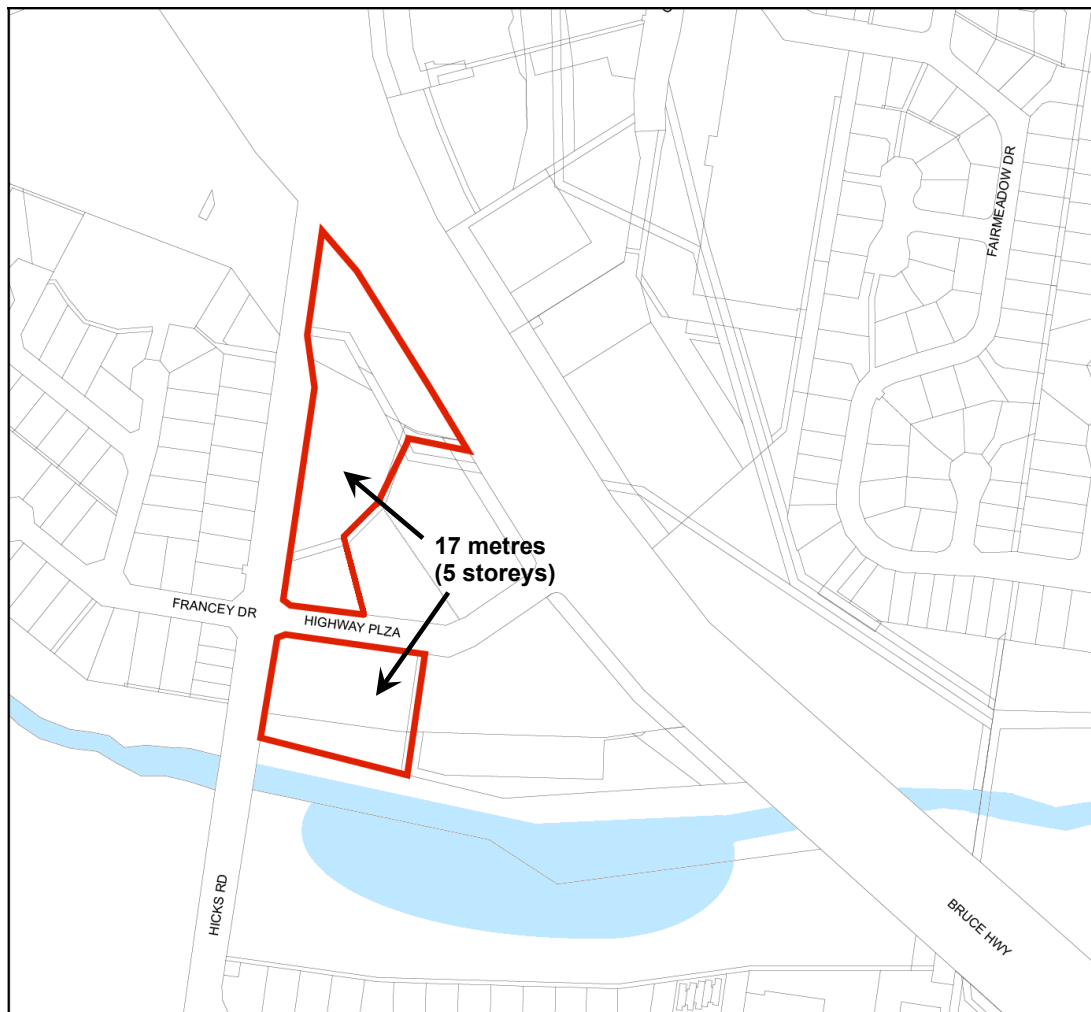


Figure 6.2.12.3.C – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height area – Mackay city centre

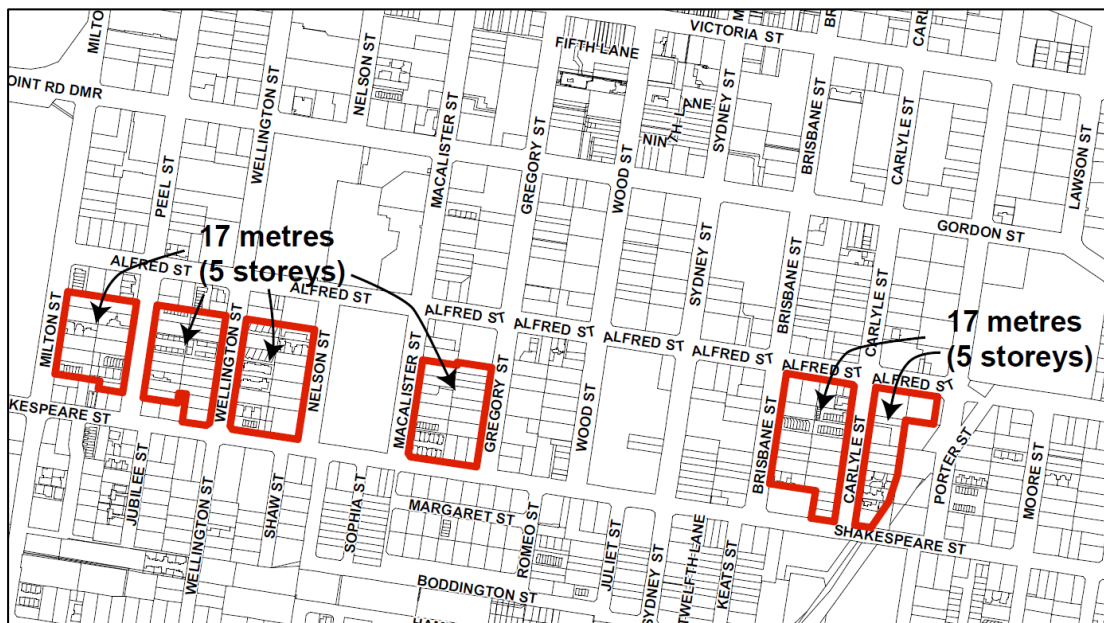


Figure 6.2.12.3.D – Medium density residential zone, Multi-storey medium density precinct (precinct no. MD3) – 17 metre (5 storey) maximum building height areas – West Mackay



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



6.2.13 Mixed use zone code

6.2.13.1 Application

This code applies to assessing development in the Mixed use zone.

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

6.2.13.2 Purpose

- (1) The purpose of the mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
- (2) The local government purpose of the zone code is to provide for:
 - (a) in the Amenity and convenience precinct (precinct no. MX1), a mix of residential development and small to medium scale, low-impact non-residential uses at strategically important locations:
 - (i) that require both non-residential and residential development to activate and provide casual surveillance over an adjoining open space area, such as²⁹ at Anzac Avenue, Marian; and
 - (ii) where:
 - (A) it is important that non-residential development maintains public access to areas of high amenity value; and
 - (B) both non-residential and residential development benefit from the site's proximity to an element of high amenity value, examples of this include²⁷ Mango Avenue, Eimeo, Southern Breakwater Access Road, Mackay Harbour, Anzac Avenue, Marian, and between Victoria and River Streets, Mackay city centre; and
 - (iii) where it is important that a mixture of non-residential and residential uses complement the site's location near a high order centre and provide for a transition between areas with different use and built form characteristics, such as²⁷ Gordon and Alfred Streets, Mackay city centre and Dutton Street, Walkerston; and
 - (iv) where it is important that development provides a variety of uses that capitalise upon and support a significant nearby activity node, such as²⁷ Bridge Road, West Mackay; and
 - (v) where a range of uses is provided for in order to encourage the retention and re-use of heritage buildings and where it is appropriate to capitalise upon important nearby strategic elements (such as high order recreation nodes and transport corridors), such as Nebo Road, West Mackay; and
 - (b) in the Fringe commercial precinct (precinct no. MX2):
 - (i) residential uses and a range of small scale, low intensity and low impact non-residential uses that contributes to achieving, or at least not compromising, the potential for medium density residential development over the following areas in the future:
 - (A) Malcomson Street, North Mackay; and
 - (B) Kay Court, Mount Pleasant; and
 - (C) Boddington Street, Mackay; and
 - (D) Prospect Street / Turner Street, Mackay,
 - (ii) consolidate / extend existing development over lots within the Fringe commercial precinct (precinct no. MX2) on Shakespeare Street and Nebo Road, Mackay; and

²⁹ The areas mentioned as examples in (a), (b), (c) and (d) may also be relevant to other categories. For example, Victoria and River Streets, Mackay city centre is mentioned as an example in (b), but the area is also relevant to (c) and (d).

- (iii) a range of non-residential uses that reinforces or complements the prevailing low-impact industry land use pattern over lots within the Fringe commercial precinct (precinct no. MX2) at Sydney Street and Juliet Street, Mackay; and
- (3) The purpose of the code will be achieved through the following overall outcomes:
- (a) Uses:
 - (i) in the Amenity and convenience precinct (precinct no. MX1):
 - (A) the predominant form of development within the precinct includes a mixture of:
 - small to medium scale non-residential development that:
 - involves centre activities, community activities and other compatible uses; and
 - is compatible with residential development; and
 - does not compete with or compromise the role, function and viability of multi-purpose centres; and
 - residential development including multiple dwellings and short-term accommodation; and
 - (B) non-residential development at Mango Avenue, Eimeo; Southern Breakwater Access Road, Mackay Harbour; Anzac Avenue, Marian; and between Victoria and River Streets, Mackay city centre, includes uses that maintain public access to landmark sites and areas of high amenity value; and
 - (C) non-residential development at Bridge Road, West Mackay includes local convenience and health care related services and other non-residential uses with synergies to the Mackay Base Hospital; and
 - (D) residential development at Bridge Road, West Mackay includes short to medium term accommodation for relatives and friends of patients in, or staff of, Mackay Base Hospital; and
 - (E) residential development between Victoria and River Streets, Mackay city centre includes short-term accommodation to capitalise on the amenity of the Pioneer River and being located within Mackay city centre; and
 - (F) in order to contain significant non-residential uses within nearby centre zones, residential uses predominate in mixed use developments on sites in the Mackay city centre and at Dutton Street, Walkerston ; and
 - (ii) in the Fringe commercial precinct (precinct no. MX2):
 - (A) at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect Street / Turner Street, Mackay the predominant form of development is:
 - medium density residential development including short-term accommodation; and
 - a range of small scale, low intensity and low impact non-residential development that does not compromise the potential for these areas to accommodate medium density residential development in the future; and
 - (B) at Shakespeare Street and Nebo Road, Mackay, the predominant form of development is:
 - outdoor sales and complementary uses; or
 - medium density residential

- (C) in Sydney Street and Juliet Street, Mackay, the predominant form of development is:
 - low-impact industrial development; and
 - other low-impact non-sensitive uses; and
- (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
- (c) Accessibility:
 - (i) the pedestrian access along streets and within open space areas adjacent to the development is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and
 - (ii) footpaths, cycle lanes and end of trip facilities provide a high level of accessibility for pedestrians and cyclists; and
 - (iii) high quality public transport facilities including interchanges are provided at key locations (convenient for users); and
 - (iv) arterial roads and sub-arterial roads adjoining the site facilitate high traffic volumes; and
 - (v) other streets adjoining the site facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and
- (d) Built form and public realm:
 - (i) in the Amenity and convenience precinct (precinct no. MX1):
 - (A) prominent buildings reflect the site's strategic location, but also:
 - integrates with the landscape character of the site and the local area; and
 - respects the built form character and amenity of the local area; and
 - does not form over-development of the site; and
 - (B) buildings provide extensive active frontages and covered outdoor seating areas to capitalise upon views of, and effectively address and engage with:
 - the Pioneer River and adjoining open space at Anzac Avenue, Marian and between River and Victoria Streets, Mackay city centre; and
 - ocean, coastline, urban and mountain views from Mango Avenue, Eimeo; and
 - the Marina and adjoining public footpath and open space, as well as beach and ocean views, at Southern Breakwater Access Road, Mackay Harbour; and
 - (C) road frontage setbacks are small enough to enable the development to effectively interact with the street but large enough to accommodate landscaping and avoid buildings being visually overbearing; and
 - (D) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
 - (ii) in the Fringe commercial precinct (precinct no. MX2):
 - (A) the size and scale of non-residential buildings at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect Street / Turner Street, Mackay is restricted to maintain:
 - the ability for these areas to accommodate medium density residential development in the future; and
 - the role, function and viability of designated multi-purpose centres; and

- (B) buildings integrate with the built form of the area and do not constitute over-development of the site; and
 - (C) road frontage setbacks:
 - accommodate landscaping; and
 - avoid buildings being visually overbearing; and
 - (D) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (e) Amenity:
- (i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and
- (f) Environment:
- (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.13.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.13.3.A – Mixed use zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses – Amenity and convenience precinct (precinct no. MX1)	
PO1 The precinct primarily accommodates both of the following in mixed use buildings: (a) non-residential uses including centre activities, community and other uses that are compatible with residential development on the site and on adjoining sites; and (b) residential development including multiple dwellings and/or short-term accommodation.	AO1 On sites in areas other than those mentioned in PO7 and AO7.1: (a) centre activities, community activities and other compatible non-residential uses occupy a minimum of 20% of the total gross floor area; and (b) multiple dwellings and/or short-term accommodation occupy a minimum of 50% of the total gross floor area.
PO2 Centre activities do not compete with or compromise the role, function and viability of designated multi-purpose centres.	AO2.1 The maximum gross floor area for tenancies containing centre activities, other than office, is 300m ² .
	AO2.2 The maximum gross floor area for office tenancies is 500m ² .
	AO2.3 Department stores, discount department stores, showrooms and full-sized supermarkets are not provided in the Mixed use zone.

Performance outcomes	Acceptable outcomes
PO3 Non-residential uses maintain public access to high amenity value in the Mixed use zone at: (a) Anzac Avenue, Marian – adjoins Pioneer River and open space area; and (b) Mango Avenue, Eimeo – landmark site with ocean, coastline, urban and mountain views; and (c) Southern Breakwater Access Road, Mackay Harbour – landmark site with Marina, beach and ocean views, and adjoins Marina footpath and open space area; and (d) between Victoria and River Streets, Mackay city centre – adjoins Pioneer River.	AO3 Non-residential uses open to the general public, such as food and drink outlet, hotel, shop and community use, are provided in the Mixed use zone at: (a) Anzac Avenue, Marian; and (b) Mango Avenue, Eimeo; and (c) Southern Breakwater Access Road, Mackay Harbour; and (d) Between Victoria and River Streets, Mackay city centre.
PO4 Non-residential uses in the Mixed use zone at Bridge Road, West Mackay provide local convenience services and establish synergies with the Mackay Base Hospital.	AO4 Non-residential uses in the Mixed use zone at Bridge Road, West Mackay include: (a) centre activities such as food and drink outlet, shop, health care services and office; and (b) community activities such as community care centre and place of worship; and (c) other uses that provide local convenience services and establish synergies with the Mackay Base Hospital.
PO5 Residential development in the Mixed use zone at Bridge Road, West Mackay provides short to medium term accommodation for relatives and friends of patients in, or staff of, Mackay Base Hospital.	AO5 Residential development in the Mixed use zone at Bridge Road, West Mackay includes short-term accommodation or rooming accommodation uses.
PO6 Residential development in the Mixed use zone in between Victoria and River Streets, Mackay city centre includes short-term accommodation to capitalise on the amenity of the Pioneer River and being located with Mackay city centre.	AO6 Residential development in the Mixed use zone in between Victoria and River Streets, Mackay city centre includes short-term accommodation uses.
PO7 In order to contain significant non-residential uses within nearby zones, residential uses predominate in mixed use developments on sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre and Walkerston.	AO7 On sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre (Victoria and River Streets area and Gordon and Alfred / Park Streets area) and Dutton Street, Walkerston: (a) centre activities, community activities and other compatible non-residential uses occupy a maximum of 30% of the total gross floor area; and (b) multiple dwellings and/or short-term accommodation occupy a minimum of 70% of the total gross floor area.

Performance outcomes	Acceptable outcomes
PO8 Mixed use developments: (a) provide an effective land use transition between centres and surrounding residential areas; and (b) maintain the character and amenity of surrounding residential areas.	AO8.1 In the Mackay City Centre, development on the former rail yards site (bounded by Gordon Street, Tennyson Street and Park Street) is in accordance with a masterplan that: (a) ensures non-residential uses are located away from: (i) the eastern part of the former rail yards site; and (ii) Park Street; and (b) provides a publicly accessible north-south bicycle and pedestrian route linking Lawson Street and the former rail corridor south of Park Street and Alfred Street; and (c) transitions in building height from Tennyson Street eastwards to the existing low intensity residential area on Byron Street.
	AO8.2 In Marian, non-residential uses are located away from the eastern part of the area zoned Mixed use.
	AO8.3 In Walkerston, non-residential uses are located away from the northern and western part of the area zoned Mixed use.
Uses – Fringe commercial precinct (precinct no. MX2)	
PO9 The following uses are accommodated at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; Prospect / Turner Street, Mackay; and Shakespeare Street and Nebo Roads, Mackay: (a) multiple dwelling activities, short-term accommodation and other residential uses; and (b) fringe commercial uses such as agricultural supplies store, car wash, centre activities (other than shopping centre), garden centre, hardware and trade supplies, indoor sport and recreation, outdoor sales, parking station, sales office and service industry; and (c) community uses such as childcare centre and community activities (other than hospital)	No acceptable outcomes prescribed.

Performance outcomes	Acceptable outcomes
PO10 The size and scale of buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay: (a) enables potential future re-development for medium density residential uses; and (b) maintains the role, function and viability of designated multi-purpose centres.	AO10.1 The maximum gross floor area for buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay is 200m ² .
	AO10.2 The maximum height for buildings accommodating non-residential uses at Malcomson Street, North Mackay; Kay Court, Mount Pleasant; Boddington Street, Mackay; and Prospect / Turner Street, Mackay is 6 metres (1 storey).
PO11 The following uses are accommodated in Sydney Street and Juliet Street: (a) low impact industrial development such as hardware and trade supplies, low impact industry, research and technology industry, service industry, transport depot (low-impact) and warehouse; and (b) fringe commercial uses such as agricultural supplies store, car wash, centre activities (other than shopping centre), garden centre, indoor sport and recreation, outdoor sales, parking station, sales office and service station; and (c) community activities (other than childcare centre and hospital).	No acceptable outcomes prescribed.
Infrastructure	
PO12 Development is serviced by all forms of urban infrastructure.	AO12 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO13 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	AO13 Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between 2 or more sites); rather than gaining direct vehicular access from: (a) Dutton Street, Walkerston; or (b) Anzac Avenue, Marian; or (c) the southern road frontage of River Street, Mackay city centre (between Carlyle and Lawson Streets); or (d) Malcomson Street, North Mackay; or (e) Bruce Highway, Mount Pleasant; or Juliet Street, Mackay.

Performance outcomes	Acceptable outcomes
Built form and the public realm - general	
PO14 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Built form and the public realm – Amenity and convenience precinct (precinct no. MX1)	
PO15 Built form is integrated with adjoining and nearby mixed use development to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO16 In multi-storey mixed use buildings: (a) uses on lower floors engage with the street, park and/or public space; and (b) uses on high floors utilise the amenity provided by reduced noise, higher levels of privacy and views	AO16 In multi-storey mixed use buildings: (a) centre activities and/or community activities are provided at ground floor, and if required, floors immediately above ground floor; and (b) multiple dwellings and/or short-term accommodation is provided on floors above the centre activities and/or community activities; and (c) active uses and frontages are located between the street / public space and car parking.
PO17 Building height: (a) reflects the strategic importance of the site and capitalises on nearby high amenity values; and (b) respects, and integrates with, surrounding built form.	AO17 The maximum height of buildings is: (a) in accordance with the Mackay city centre local plan on sites in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) in Mackay city centre (between Victoria and River Streets and between Gordon and Alfred / Park Streets); and (b) 17 metres above ground level (5 storeys) in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Southern Breakwater Access Road, Mackay Harbour and Bridge Road, West Mackay; and

Performance outcomes	Acceptable outcomes
	(c) 11 metres above ground level (3 storeys) in the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Mango Avenue, Eimeo; Nebo Road, West Mackay and Dutton Street, Walkerston; and (d) 8.5 metres above ground level (2 storeys) in the Mixed use zone at other locations.
PO18 Key active frontage streets are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO18 Street-orientated development is provided: (a) along River Street, Mackay city centre (between Carlyle and Lawson Streets); and (b) along Dutton Street, Walkerston.
PO19 Buildings are setback from road frontages to: (a) reflect the character and amenity of the local area; and (b) enable buildings to effectively address and engage with the street; and (c) are large enough to: (i) enable landscaping between the building and the street; and (ii) avoid buildings from being visually overbearing as viewed from the street.	No acceptable outcome prescribed.
PO20 Ground floor centre activities and/or community activities enable the general public to enjoy the high amenity value of: (a) ocean, coastline, urban and mountain views in the Mixed use zone at Mango Avenue, Eimeo; and (b) the Pioneer River and adjoining public space in the Mixed use zone north of River Street, Mackay city centre; and (c) the Pioneer River and adjoining open space in the Mixed use zone at Anzac Avenue, Marian.	AO20.1 In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Mango Avenue, Eimeo, uses providing access to the general public: (a) are provided at ground level on the highest point, or close to the highest point of the site; and (b) provide large openings and outdoor seating areas orientated to capture direct views to the north (toward Shoal Point and Cape Hillsborough), east (toward the islands and Dolphin Heads) and south/west (toward Mackay and hinterland mountains).
	AO20.2 In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Anzac Avenue, Marian, and north of River Street, Mackay city centre, uses providing access to the general public: (a) are provided at ground level; and (b) provide large openings and outdoor seating areas orientated to capture direct views of the Pioneer River and adjoining public space / open space.

Performance outcomes	Acceptable outcomes
	AO20.3 In the Mixed use zone, Amenity and convenience precinct (precinct no. MX1) at Southern Breakwater Access Road, Mackay Harbour, uses providing access to the general public: (a) are provided at ground level (and higher levels if needed); and (b) provide large openings and outdoor seating areas orientated to capture direct views of the Marina and adjoining public space / open space.
Built form and the public realm – Fringe commercial precinct (precinct no. MX2)	
PO21 Building height and scale: (a) integrates with the built form of the area; and (b) does not form overdevelopment of the site.	AO21.1 For sites not covered by AO10.2, buildings have a maximum height of 8.5 metres above ground level
	AO21.2 For sites not covered by AO10.1, the maximum: (a) site cover of all buildings is 60% of the total site area; and (b) plot ratio is 1:1.
PO22 Buildings are setback from road frontages to: (a) integrate with the streetscape of the area; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	AO22 Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres.
Amenity	
PO23 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO24 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Environment	
PO25 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.14 Neighbourhood centre zone code

6.2.14.1 Application

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

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

6.2.14.2 Purpose

- (1) The purpose of the neighbourhood centre zone is to provide for:
 - (a) a small variety of uses and activities to service local residents;
 - (b) other small scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices
- (2) The local government purpose of the zone code is to provide for small scale centre activities, community activities and other compatible uses to form small multi-purpose centres that are well-designed, accessible and compatible with the amenity and character of the surrounding residential neighbourhood.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Centre role and function:
 - (i) neighbourhood centres are subordinate to local centres, district centres, major centres and the principal centre (Mackay city centre); and
 - (ii) neighbourhood centres serve the day-to-day needs of the residential neighbourhood immediately surrounding the centre and, in some cases, passing traffic along major roads; and
 - (iii) the total gross floor area of centre activities is up to 750m²; and
 - (iv) neighbourhood centres are consolidated as small activity nodes; and
 - (v) neighbourhood centres accommodate a limited range of compatible uses that create small activity nodes serving the day-to-day needs of the intended catchment; and
 - (b) Uses:
 - (i) neighbourhood centres contain the following types of uses:
 - (A) centre activities: convenience services (convenience stores, limited specialty stores, boutique cafes and personal services); or
 - (B) hotel or low impact industry involving brewery where located in Finch Hatton or Eungella; or
 - (C) service stations: standalone service stations surrounded by residential uses; and
 - (ii) should the non-residential use/s cease, neighbourhood centres, excluding the Finch Hatton neighbourhood centre, can be redeveloped for residential purposes that is consistent with the character and amenity of surrounding residential development; and
 - (iii) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and
 - (c) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
 - (d) Accessibility:
 - (i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and

- (ii) the pedestrian access network to and within the centre is attractive, convenient, safe and, as much as practical, is protected from sun and rain; and
 - (iii) footpaths, cycle lanes and end of trip facilities provide a high level of accessibility for pedestrians and cyclists; and
 - (iv) arterial roads and sub-arterial roads adjacent to neighbourhood centres facilitate high traffic volumes; and
- (e) Built form and public realm:
 - (i) built form layout and design is integrated with adjoining and nearby development within the centre; and
 - (ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:
 - (A) the region's tropical climate; and
 - (B) the neighbourhood centre's urban and landscape setting; and
 - (iii) buildings address the public realm by providing street orientated and articulated frontages at a human scale; and
 - (iv) development effectively integrates with surrounding urban form; and
- (f) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (g) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.14.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.14.3.A – Neighbourhood centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role, function and uses	
PO1 Development in neighbourhood centres: (a) creates small activity nodes providing convenience retail and other services to the residential neighbourhood immediately surrounding the centre; and (b) fulfils, but does not exceed, the needs of the residential neighbourhood immediately surrounding the neighbourhood centre; and (c) does not compete with or compromise the viability, role or function of local centres, district centres, major centres or the principal centre (Mackay city centre); and (d) integrates with the scale and intensity of development in the surrounding residential neighbourhood; and (e) minimises detrimental impacts on the amenity of the surrounding residential neighbourhood.	AO1.1 The overall gross floor area for the centre activities throughout the neighbourhood centre (including the total of all existing and proposed gross floor area) does not exceed 750m ² .
	AO1.2 Neighbourhood centres accommodate a mix of small scale and low intensity uses, as follows: (a) food and drink outlet, health care services, office, shop, shopping centre and garden centre; or (b) childcare centre, club, community care centre, community use, educational establishment, emergency services, place of worship; or (c) park; or (d) service industry, extension to existing car wash and extension to existing service station; or (e) other compatible uses.

Performance outcomes	Acceptable outcomes
	AO1.3 In addition to AO1.2, the neighbourhood centres at Finch Hatton and Eungella accommodate the following small scale and low intensity uses: (a) hotel; or (b) low impact industry involving a brewer; or (c) veterinary service.
	AO1.4 Office uses do not exceed: (a) a maximum gross floor area of 200m²; and (b) a maximum height of 6 metres above ground level (1 storey).
	AO1.5 The following centre activities and related uses are not located in neighbourhood centres: (a) new car wash (unless on a site containing an existing service station); or (b) food and drink outlet with 'drive-through' facilities; or (c) function facility; or (d) funeral parlour; or (e) hardware and trade supplies; or (f) hotel; or (g) new service station; or (h) shops / shopping centre involving department stores, discount department stores or full-sized supermarkets; or (i) showroom; or (j) theatre; or (k) veterinary service. Note – AO1.5(f) and (k) do not apply to the neighbourhood centres at Finch Hatton and Eungella.
P02 Should the non-residential use/s cease in neighbourhood centres, excluding the Finch Hatton neighbourhood centre, the zone primarily accommodates residential development.	AO2 Should the non-residential use/s cease in neighbourhood centres, excluding the Finch Hatton neighbourhood centre, the zone accommodates dwelling house or multiple dwelling activities.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	A03 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not compromise: (a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) pedestrian safety and amenity on key active frontage streets.	A04 Development gains vehicular access from: (a) a non-residential side street; or (b) co-ordinated rear access; or (c) a combined access point (1 access shared between two or more sites); rather than gaining direct vehicular access from arterial roads and sub-arterial roads.
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO6 Building height, scale and setbacks respects and integrates with the surrounding residential neighbourhood.	A06.1 Building height does not exceed a maximum building height of 8.5 metres above ground level (2 storeys).
	A06.2 The maximum plot ratio for sites that adjoin land within: (a) the Low density residential zone – 0.6:1; or (b) all other zones – 0.8:1.
PO7 Development provides: (a) active and articulated buildings that define and address the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles.	A07.1 Street-orientated development is provided along building frontages that are setback less than 4 metres from street frontages.
	A07.2 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.

Performance outcomes	Acceptable outcomes
PO8 Non-residential buildings are setback from road frontages to: (a) provide street-orientated development on key active frontage streets; and (b) enable buildings to effectively address and engage with other streets; and (c) provide a human scale streetscape and not be visually overbearing.	AO8 Non-residential development is setback from street frontages as follows: (a) the minimum setback is 0 metres; and (b) the maximum setback is 14 metres.
PO9 Residential buildings are setback from road frontages to: (a) contribute to the open, low-intensity character of the surrounding residential area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	AO9 Minimum road frontage setbacks for residential buildings are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets: (i) 6 metres for garages, outbuildings and carports; and (ii) 4.5 metres for other parts of the building; and (c) from access streets – 3 metres to open verandahs, where the length of the verandah or verandahs (measured from the inside of the outermost supporting posts) facing the street frontage is not more than 5.5 metres; and (d) from laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level.
PO10 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO12 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO13 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.15 Open space zone code

6.2.15.1 Application

This code applies to assessing development in the Open space zone.

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

6.2.15.2 Purpose

- (1) The purpose of the open space zone is to provide for:
 - (a) local, district and regional parks for the use of residents and visitors; and
 - (b) facilities and infrastructure that support, and are required by, users of the parks.
- (2) The local government purpose of the zone code is to enrich community wellbeing and liveability by providing for a diverse range of recreation activities and environmental functions, and relief from 'built-up' urban areas, in the following types of parks.
 - (a) regional parks: destination parks with high quality embellishments attracting users from throughout the region. Examples include Bluewater Lagoon (Mackay city centre), Mackay Regional Botanic Gardens (West Mackay), Queens Park (East Mackay) and Mulherin Park (Mackay Harbour); and
 - (b) district parks: designed to provide a wide variety of informal active and passive recreation opportunities for residences within a 1 kilometre radius. Examples include John Breen Park (North Mackay); and
 - (c) local parks: generally provided in urban areas within a 5 minute walk (400 metres) of most residences. Designed to provide informal active and passive recreation opportunities. Examples include Cuttersfield Estate Park (Ooralea) and Wilson Park (Andergrove); and
 - (d) linear parks: connect existing and planned open spaces with pedestrian and cycle paths. These parks are particularly encouraged along watercourses and drainage reserves/easements. Drainage systems include wetlands and other water quality improvement facilities. Examples include the Gooseponds corridor and the Evan Street/Paradise Street open space corridor (South Mackay); and
 - (e) foreshore parks: provide access to the beach and are generally used in conjunction with natural parkland, linear parks and water sensitive urban design principles. Examples include Bucasia Esplanade and Quota Park (South Mackay); and
 - (f) natural parkland: generally provide limited recreation opportunities but high landscape amenity value and other public or environmental purposes (remnant vegetation, stormwater management, asset protection, buffer zone). Examples include undeveloped open space and coastal wetland areas.

The zone also provides for small-scale buildings and infrastructure that integrate with the visual character and general amenity of the park.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development in the zone is:
 - (A) park, access and stormwater infrastructure and environmental facilities; or
 - (B) undeveloped open space; and
 - (ii) outdoor sport and recreation uses are limited to irregular / informal activities; and
 - (iii) where practical, open spaces accommodate multiple recreation activities and environmental functions by:
 - (A) co-locating a variety of facilities; or
 - (B) providing robust facilities suitable for shared use; and

- (iv) a limited range of low intensity, small scale buildings and infrastructure may be appropriate if these uses:
 - (A) enhance public enjoyment of the area; and
 - (B) provide facilities for clubs and community groups that need to be located in the open space; and
 - (C) enable administration and maintenance; and
- (b) Infrastructure:
 - (i) development is efficiently serviced by urban infrastructure networks or appropriate on-site systems relevant to the use; and
- (c) Site requirements and environment:
 - (i) development maintains and improves high value ecological features and responds to physical constraints of the land; and
 - (ii) development is designed to incorporate sustainable land management practices such as retention and enhancement of native vegetation and water sensitive design; and
- (d) Built form and development intensity:
 - (i) development is located, designed and operated to maintain:
 - (A) visually integrate with the open space setting and landscape character of the area; and
 - (B) maintain the ecological integrity and biological diversity of the area; and
- (e) Amenity:
 - (i) development does not adversely affect the amenity of the open space and adjacent areas and uses, particularly residential uses and other sensitive land uses.

6.2.15.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.15.3.A – Open space zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates: (a) park, access infrastructure (particularly pedestrian and cycle facilities), stormwater infrastructure, environmental facilities; or (b) undeveloped open space.	No acceptable outcome prescribed.
PO2 Outdoor sport and recreation uses are limited to irregular and/or informal activities.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO3 Buildings, structures and infrastructure are limited to those which: (a) enhance public enjoyment of the area such as picnic shelters, playgrounds, amenities, signage and small scale food and drink outlets, function facilities and information / souvenir / leisure equipment hire shops; and (b) provide small-scale facilities for clubs or community groups that regularly use the open space; and (c) facilitate administrative or maintenance services; and (d) provide local access or utility services.	No acceptable outcome prescribed.
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems³⁰.	AO4 Where relevant to the use, development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source²⁹ and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO5 Stormwater infrastructures is designed to minimise environmental impacts by utilising natural overland flow and water quality and quantity control measures as part of the landscape design.	No acceptable outcome prescribed.
Built form and development intensity	
PO6 Building height and scale: (a) integrates with the open space setting and the prevailing character of the surrounding urban neighbourhood or natural/rural landscape; and (b) does not form over-development of the site.	AO6.1 Buildings have a maximum height of 6 metres (1 storey) above ground level.
	AO6.2 The total site cover of all buildings ³¹ must not exceed the lesser of: (a) 10% of the total site area; or (b) 200m².

³⁰ The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002*, *Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

³¹ Note – open structures providing shade / shelter are excluded from this provision.

Performance outcomes	Acceptable outcomes
PO7 Buildings are setback from road frontages to: (a) integrate with the open space setting and the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	A07.1 On sites within key urban areas, or adjoining a site within the Township zone, the minimum road frontage setback from any road is 10 metres. Lesser road frontage setbacks may be considered if: (a) the site does not adjoin a site with a sensitive land use zone; and (b) the proposed road frontage setback is within 20% of a road frontage setback on an adjoining lot; and (c) that part of the building has a maximum height of 4.5 metres (1 storey).
	A07.2 On sites in rural areas (not within key urban areas, or not adjoining a site within the Township zone), the minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.
PO8 Buildings are setback from side and rear boundaries to: (a) contribute to the open space setting; and (b) maintain views, privacy, access to natural light and visual amenity on adjoining sites.	A08 The minimum setback for buildings from boundaries adjoining sites within a sensitive land use zone is 10 metres.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable and respond to the surrounding natural elements and landscape character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Environment and site requirements	
PO10 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways, wetlands and coastal areas; and (b) the ecological integrity of other natural features and habitat areas and corridors.	No acceptable outcome prescribed.
PO11 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, vegetation and utility services, such that: (a) earthworks are minimised; and (b) retention of natural drainage lines is maximised; and (c) retention of existing remnant vegetation is maximised; and (d) disruption to existing services is minimised.	No acceptable outcome prescribed.
PO12 Buildings and infrastructure are located in areas that are already cleared or degraded.	No acceptable outcome prescribed.
Amenity	
PO13 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO14 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

6.2.16 Principal centre zone code

6.2.16.1 Application

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

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

6.2.16.2 Purpose

- (1) The purpose of the principal centre zone is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:
 - (a) form the core of an urban area; and
 - (b) service the local government area.
- (2) The local government purpose of the zone code is to provide for the region's most intensely developed multi-purpose centre and activity hub with the highest number and diversity (type and scale) of centre activities, community activities, high density multiple dwellings and other compatible uses that form a mixed use, vibrant, attractive and pedestrian orientated centre serving the entire region. The principal centre in the region is Mackay city centre ("the City Centre").
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Centre role and function:
 - (i) the primacy of the City Centre is strengthened as the region's largest and most accessible, diverse and intensely developed multi-purpose centre; and
 - (ii) The City Centre serves the Mackay region, a wider area including Whitsunday and Isaac regions, and visitors from other areas for business, education, entertainment or recreation purposes; and
 - (iii) the centre accommodates a mixture of high order, high intensity and complementary small scale services and facilities; and
 - (b) Centre form:
 - (i) the centre accommodates several activity and amenity nodes (City core, Caneland Central, Civic precinct, Central Queensland University City campus, Mackay showground and the Pioneer River riverfront) connected by high quality pedestrian linkages; and
 - (ii) development within the centre effectively integrates with surrounding urban form; and
 - (c) Uses:
 - (i) the principal centre (Mackay city centre) accommodates a diverse range of compatible uses enabling the creation of vibrant and diverse activity nodes providing service, business, employment, education, high density residential and recreation opportunities; and
 - (ii) the principal centre (Mackay city centre) contains the following types of uses:
 - (A) centre activities:
 - full range of comparison, weekly and convenience services (department stores, discount department stores, full-size supermarkets and full range of specialty stores and personal services); and

- regional headquarter offices, Commonwealth and State government agency offices, Local government headquarter offices and professional and service businesses; and
 - highly developed entertainment and leisure facilities and services; and
 - (B) community activities: regional community facilities and a full range of local community facilities; and
 - (C) major exhibition / event and sport facilities; and
 - (D) residential development: high density residential development and major short-term accommodation developments; and
 - (iii) impacts are managed to minimise potential land use conflicts and provide a high level of amenity for sensitive land uses; and
- (d) Infrastructure:
- (i) development is efficiently serviced by the full range of urban infrastructure networks; and
- (e) Accessibility:
- (i) the street network provides high levels of connectivity internally and to surrounding urban neighbourhoods; and
 - (ii) strong connections and a high quality pedestrian environment are provided between the activity and amenity nodes throughout the centre (City Centre activity and amenity nodes include City core, Caneland Central, Civic precinct, Central Queensland University City campus, Mackay showground and the Pioneer River riverfront); and
 - (iii) the pedestrian access network to and within the centre is attractive, convenient, safe and is protected from sun and rain;
 - (iv) an extensive network of mid-block access, including laneways:
 - (A) complements on-street pedestrian pathways to provide a highly permeable pedestrian access network throughout the centre; and
 - (B) facilitates rear servicing of buildings; and
 - (v) footpaths, cycle lanes and end of trip facilities throughout the centre provide a high level of accessibility for pedestrians and cyclists; and
 - (vi) high quality public transport facilities including interchanges are provided at key locations (convenient for users) in the principal centre to facilitate efficient public transport services to, through, and within the centre; and
 - (vii) Gordon Street (west of Sydney Street), Mangrove Road, Milton Street, River Street (west of Sydney Street), Sydney Street (north of Gordon Street) and Shakespeare Street facilitate high traffic volumes; and
 - (viii) other streets facilitate lower volumes of traffic, safe bicycle movement, safe vehicle access to sites, pedestrian priority crossing points and street parking; and
- (f) Built form and the public realm:
- (i) built form layout and design is integrated with adjoining and nearby development within the centre; and
 - (ii) built form and the public realm are characterised by high quality design outcomes and a strong sense of identity by responding to:
 - (A) buildings of heritage value, and traditional building and tropical streetscape character; and
 - (B) the region's tropical climate; and
 - (C) the City Centre's landscape setting (adjacent to the Pioneer River and with views to nearby hills, distant mountain ranges, the ocean and islands); and
 - (iii) buildings address the public realm by providing active and articulated frontages at a human scale; and

- (iv) the highest buildings are concentrated north of Alfred Street and west of Carlyle Street. Outside of this area, building heights provide a transition from high-rise development to low-rise residential areas to the south and east; and
 - (v) public realm treatments across the centre are varied according to the type and/or location of the street or public open space but also have common unifying elements that enhances the City Centre's character and identity; and
 - (vi) laneways within the City Centre provide intimate urban spaces and opportunities for additional active frontages, unique activities (such as art installations) and events; and
- (g) Amenity:
- (i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and
- (h) Environment:
- (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.16.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.16.3.A – Principal centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role and function	
PO1 Development in the principal centre (Mackay city centre) fulfils the needs of: (a) the Mackay region; and (b) a wider area including the Whitsunday and Isaac regions; and (c) visitors from other areas for business, education, entertainment or recreation purposes.	No acceptable outcome prescribed.
Uses	
PO2 The principal centre (Mackay city centre) accommodates a diverse range of uses enabling the creation of a vibrant and diverse activity node providing service, employment, residential and recreation opportunities.	AO2 The principal centre (Mackay city centre) accommodates a mix of the following uses: (a) centre activities, outdoor business activities, hotel and market; and (b) community activities and childcare centre; and (c) multiple dwelling activities and short-term accommodation; and (d) recreation activities, major sport, recreation and entertainment facility and park; and (e) service industry, low impact industry (involving brewery, coffee roasting and distilling alcohol), car wash, parking station and service station; and (f) other compatible uses.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure.	AO3 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
Accessibility	
PO4 Vehicle access points do not: (a) compromise the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and (b) compromise the pedestrian safety and amenity on key active frontage streets; and (c) visually dominate the streetscape.	AO4.1 Development does not gain direct vehicular access from: (a) Gordon Street – west of Sydney Street; and (b) Sydney Street – north of Gordon Street; and (c) Victoria Street – between Carlyle Street and Milton Street; and (d) Wood Street – between Gordon Street and River Street.
	AO4.2 Development gains vehicular access from: (a) an alternate street; or (b) a rear laneway or other form of co-ordinated rear access; or (c) a combined access point (1 access shared between 2 or more sites); rather than gaining direct vehicular access from a key active frontage street (identified in Figure 7.2.1.3.A – Mackay city centre street frontages).
	AO4.3 Where direct vehicular access to sites is not prevented by AO4.1 and AO4.2, no more than 1 vehicle access is provided to each site.
Built form and the public realm	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO6 Key active frontage streets ³² provide: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles.	A06.1 Street-orientated development is provided along key active frontage streets ³² .
	A06.2 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the City Centre through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
PO8 Development strengthens the centre's sense of place and identity by maintaining and/or creating visual connections with built and landscape elements within and surrounding the centre.	A08 Development maintains and/or creates views and vistas of the following from roads and other public space areas: (a) Pioneer River and adjoining open space; and (b) heritage buildings, other prominent buildings and public art; and (c) Mount Bassett, Mount Oscar and other hills in the urban area on the northside of the Pioneer River; and (d) Black Mountain, Mount Blackwood and Mount Jukes and other hills and mountains to the north; and (e) Clarke Range, Connors Range and other hinterland mountains to the west and south.

³² "Key active frontage streets" are identified in Figure 7.2.1.3.A – Mackay city centre street frontages in the Mackay city centre local plan.

Performance outcomes	Acceptable outcomes
Amenity	
PO9 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO10 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO11 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Note – additional assessment benchmarks are set out in the Mackay city centre local plan.

6.2.17 Rural zone code

6.2.17.1 Application

This code applies to assessing development in the Rural zone.

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

6.2.17.2 Purpose

- (1) The purpose of the rural zone is to:
 - (a) provide for rural uses and activities; and
 - (b) provide for other uses and activities; and
 - (c) the character and environment features of the zone; and
 - (d) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- (2) The local government purpose of the zone code is to provide for a range of rural activities, residential uses that support rural activities, intensive rural activities and other uses that cannot be located in urban areas. The zone also contains undeveloped land providing ecological and habitat value.

The zone does not accommodate development for urban purposes.

The zone includes the Investigation area precinct (precinct no. RU1). The purpose of the Investigation area precinct (precinct no. RU1) is to discourage development that would compromise potential future development for urban purposes.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is rural activities; and
 - (ii) residential uses, such as dwelling house and rural workers accommodation, are limited to those which support the use of land for rural activities; and
 - (iii) the zone also accommodates intensive rural activities, rural industry, winery, wholesale nursery, agricultural supplies store (located in proximity to a Township zone), extractive industry (and associated activities) large-scale utility infrastructure, where such uses require a location outside urban areas due to the amount of land required and the significance of impacts generated, if the development does not:
 - (A) diminish the utility and agricultural productive capacity of land for rural activities; and
 - (B) result in adverse impacts on the environment or sensitive land uses; and
 - (C) result in visually obtrusive development that detrimentally impacts on the rural amenity and landscape character of the area; and
 - (iv) small scale and low intensity tourism development offering tourism-related activities and experiences based on rural landscapes, rural activities and/or the natural environment may be appropriate if these uses:
 - (A) are accessible and have a direct relationship with an agricultural activity or natural element of high amenity value within or in close proximity to the site; and
 - (B) integrate with the rural amenity and landscape character of the area; and
 - (C) maintain the agricultural productive capacity of land for rural activities; and
 - (D) maintain the ecological integrity of the site and surrounding area and the amenity of sensitive land uses; and

- (E) ensure ancillary commercial activities supporting rural tourism uses:
 - are small scale and low intensity; and
 - are subordinate to, and have a nexus with, the rural tourism use; and
 - do not compromise existing centre activities in designated centres and townships.
 - (v) development for urban purposes and other uses more appropriately located in urban areas are not located in the Rural zone, including within the Investigation area precinct (precinct no. RU1), and:
 - (A) the Ooralea investigation area is not sequenced for development before 2026; and
 - (B) the Richmond and Sarina east investigation areas are not sequenced for development before 2031; and
 - (C) the Rosella investigation area is not sequenced for development in the life of the scheme; and
 - (vi) development that would compromise, restrict or detrimentally impact upon potential future development for urban purposes avoids the Investigation area precinct (precinct no. RU1); and
- (b) Infrastructure:
 - (i) development is efficiently serviced by economically efficient urban infrastructure networks or appropriate on-site systems relevant to the use; and
- (c) Built form and development intensity:
 - (i) built form integrates with the rural amenity and landscape character of the local area by being:
 - (A) low-rise; and
 - (B) provided at extremely low densities; and
 - (C) located outside the most productive agricultural land; and
 - (ii) road frontage setbacks:
 - (A) contribute to the open, rural amenity and landscape character of the local area; and
 - (B) accommodate landscaping; and
 - (C) provide privacy for buildings; and
 - (D) avoid buildings being visually overbearing; and
 - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:
 - (i) development contributes to and respects the amenity and landscape character of the area and minimises adverse impacts on adjoining and nearby uses, particularly residential uses and other sensitive land uses; and
 - (ii) development is located to avoid conflicts between land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.17.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.17.3.A – Rural zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates rural activities.	No acceptable outcome prescribed.
PO2 The zone accommodates small scale residential uses, such as dwelling house, caretaker's accommodation and rural workers accommodation, which support the use of land for rural activities.	No acceptable outcome prescribed.
PO3 Intensive rural activities, rural industry, winery, wholesale nursery, agricultural supplies store (located within 50 metres of a Township zone), extractive industry (and associated activities such as concrete batching and asphalt manufacture) and large-scale utility infrastructure, where these activities require a location outside urban areas due to the amount of land required and the significance of impacts generated, demonstrate that the development ³³ : (a) does not fragment, alienate or otherwise diminish the utility and agricultural productive capacity of land for rural activities; and (b) maintains the ecological integrity of important natural elements on the site and on surrounding sites; and (c) maintain the amenity of surrounding sensitive land uses through adequate buffering and/or separation; and (d) integrate with the visual amenity of surrounding rural and natural landscapes.	No acceptable outcome prescribed.
PO4 Development for urban purposes and other uses more appropriately located in urban areas are not located in the Rural zone, including within the Investigation area precinct (precinct no. RU1). The Ooralea investigation area is not sequenced for development before 2026. The Richmond and Sarina east investigation areas are not sequenced for development before 2031. The Rosella investigation area is not sequenced for development in the life of this planning	AO4 The following uses are not located on land within the Rural zone, including within the Investigation area precinct (precinct no. RU1): (a) centre activities, outdoor business activities and other commercial uses (except where involving ancillary commercial activities mentioned in AO8.1); and (b) community activities and other community uses; and (c) industry activities and other industrial uses (except where involving ancillary low impact industry activities mentioned in AO7.1 in areas outside of the Investigation area precinct (precinct no. RU1)); and

³³ Such uses must also comply with the provisions of relevant Development codes (Part 9), other relevant sections of the planning scheme and relevant legislation and reflect the policy framework in the Strategic Framework (Part 3).

Performance outcomes	Acceptable outcomes
scheme.	(d) multiple dwelling activities, short-term accommodation (except where involving farm stay), relocatable home park, workforce accommodation, and other residential uses not associated with a rural activity; and (e) recreation activities and other formal recreation uses; and (f) other uses that extensively compromise the rural amenity and landscape character of the area.
PO5 Intensive rural activities and other development that would compromise, restrict or detrimentally impact upon potential future development for urban purposes avoids the Investigation area precinct (precinct no. RU1).	No acceptable outcome prescribed.
Rural tourism uses	
PO6 Development providing tourist accommodation or tourist activities must: (a) have a direct relationship with a: - rural agricultural activity; or - natural element of high amenity value, such as a watercourse, coastline, rural landscapes, area of remnant vegetation or natural landform feature; and (b) be small scale, low intensity and integrate with the visual amenity of the surrounding rural and natural landscapes.	AO6.1 Development involves: (a) environment facility; or (b) the following tourist accommodation activities: - farm stay³⁴; or - nature based tourism; or - tourist park; or (c) the following tourist attraction activities: - adventure tourism; or - farm based tourism, including food tourism that utilises and promotes local produce. Note – Refer to the relevant development codes in Part 9 for the development requirements relating to nature-based tourism or tourist park.
	AO6.2 The gross floor area of a building/s used for a tourist attraction activity mentioned in AO6.1 does not exceed 150m ² .
	AO6.3 The development intensity of a farm stay does not exceed: (a) 10 accommodation rooms; and (b) 30 guests³⁵.

³⁴ Farm stay is an activity that is included in the land use definition for short term accommodation.

³⁵ The number of accommodation rooms and number of guests thresholds do not include accommodation facilities provided for the manager or other employees.

Performance outcomes	Acceptable outcomes
PO7 Low impact industry involving brewery, coffee roasting, or distilling alcohol is: (a) ancillary to and has a direct relationship with a rural agricultural activity; and (b) small scale, low intensity and integrate with the visual amenity of the surrounding rural and natural landscapes.	A07.1 Development involves the following low impact industry activities, where these activities are ancillary to cropping and utilise produce grown on the premises: (a) brewery; or (b) coffee roasting; or (c) distilling alcohol. Note – Activities mentioned in A07.1 may utilise locally grown or externally sourced produce in addition to produce grown on the premises. Activities must not wholly utilise produce grown or sourced externally to the premises.
	A07.2 The gross floor area of a building/s used for manufacturing, packing and storing products associated with activities mentioned in A07.1 does not exceed 150m ² .
PO8 Ancillary commercial activities are: (a) subordinate to, and have a nexus with, development mentioned in PO6 or PO7; and (b) small scale, low intensity and do not compromise the role and function of designated centres, townships, and existing centre activities.	A08.1 Ancillary commercial activities supporting development mentioned in AO6.1 or A07.1 involves: (a) bar, primarily serving alcoholic or non-alcoholic products manufactured on the premises and in the local area; or (b) food and drink outlet (excluding drive-through facility), offering food or beverage items that utilise produce grown on the premises or products manufactured from produce grown on the premises; or (c) shop, involving the display and selling of: (i) food, beverage, or hand-made products manufactured on the premises; or (ii) gifts and souvenirs. Note – Activities mentioned in A08.1 may utilise locally grown or externally sourced produce in addition to produce grown on the premises. Activities must not wholly utilise produce grown or sourced externally to the premises.
	A08.2 The gross floor area of an ancillary bar or food and drink outlet does not exceed 100m ² .
	A08.3 The gross floor area of an ancillary shop does not exceed 50m ² .
PO9 Development mentioned in PO6, PO7 or PO8: (a) does not fragment, alienate or otherwise diminish the agricultural productive capacity of land for rural activities; and (b) maintains the amenity of surrounding sensitive land uses.	A09.1 Development mentioned in AO6.1, A07.1 or A08.1 does not result in the creation of a new lot.
	A09.2 New buildings and structures associated with development mentioned in AO6.1, A07.1 or A08.1 co-locates with existing buildings and structures on the premises.

Performance outcomes	Acceptable outcomes
	AO9.3 Development mentioned in AO6.1, AO7.1 or AO8.1 is located a minimum of 100 metres from a sensitive land use not on the premises.
Infrastructure	
PO10 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems³⁶.	AO10 Development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source³⁶; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) a sealed road and driveway/s; and (d) stormwater infrastructure where available or an appropriate lawful point of discharge; and (e) electricity and telecommunications infrastructure.
Built form and development intensity	
PO11 Building height and scale: (a) integrates with the rural amenity and landscape character of the local area; and (b) does not form overdevelopment of the site.	AO11.1 Buildings, other than buildings and structures associated with rural activities, have a maximum height of 8.5 metres (2 storeys) above ground level.
	AO11.2 The maximum residential density is the equivalent of 1 dwelling per every 100 hectares of site area ³⁷ .
PO12 Buildings are setback from road frontages to: (a) contribute to the open, rural amenity and landscape character of the area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	AO12 Minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.
PO13 Buildings are setback from side and rear boundaries to: (a) contribute to the open, rural amenity and landscape character of the area; and (b) maintain views, privacy, access to natural light and visual amenity on the site and on adjoining sites.	AO13.1 The minimum setback for buildings associated with a non-residential use is 30 metres from boundaries adjoining sites within a sensitive land use zone.
	AO13.2 On sites with an area of 5,000m ² or greater,

³⁶ The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002*, *Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

³⁷ This provision does not apply to Caretaker's accommodation and Rural workers' accommodation.

Performance outcomes	Acceptable outcomes
	habitable buildings associated with sensitive land uses, other than a dwelling house, have a minimum setback of 10 metres from boundaries adjoining sites within a sensitive land use zone or Rural zone.
PO14 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO15 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO16 Where located in close proximity to rural activities, transport corridors and/or other uses generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	AO16 Adequate separation distances are provided between sensitive land uses to: (a) protect the amenity and privacy of sensitive land uses; and (b) ensure that continued operation of the impact generating use/s is not constrained.
Environment	
PO17 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.18 Rural residential zone code

6.2.18.1 Application

This code applies to assessing development in the Rural residential zone.

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

6.2.18.2 Purpose

- (1) The purpose of the rural residential zone is to provide for residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.
- (2) The local government purpose of the zone code is to provide for low intensity residential development on large semi-rural sites in locations:
 - (a) outside urban areas, in strategic nodes where:
 - (i) the land is not agriculturally productive, development responds to land constraints, areas of ecological significance are avoided and access is gained to a sealed road; and
 - (ii) demand for this form of development exists.

Examples include nodes at: Devereux Creek, Eton, Farleigh-Erakala, Habana, Kinchant Dam, Kuttatbul, Sarina, Sarina Beach, The Leap and Victoria Plains; and
 - (b) within urban areas, where it is intended to retain the character and amenity of large sites. Examples include³⁸: Ian Wood Drive and Admiral Drive, Dolphin Heads; Rural View Drive, Rural View; Shuttlewood Drive, Richmond; Apsley Way, Andergrove; and Bernborough Avenue, Ooralea; and
 - (c) within urban areas, where it is intended to prevent development intensification due to significant land and/or environmental constraints. Examples include³⁸: Shepherd Road, Eimeo; Eulbertie Avenue and Florence Street, Eimeo; McColl Street, Wrights Road, Glenella; and Pugsley Street, Walkerston.

The zone also provides for a limited range of small scale, low intensity and compatible agricultural activities.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is low intensity residential development such as dwelling houses; and
 - (ii) a limited range of agricultural activities may be appropriate if these uses are small scale and do not adversely impact the visual or general amenity of the area; and
 - (iii) development for urban purposes, intensive rural activities and other uses more appropriately located in urban areas or the Rural zone are not located in the Rural residential zone; and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks or, where urban infrastructure is not available, appropriate on-site systems; and
 - (ii) development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and
 - (iii) development is located to avoid safety and operational impacts on important transport corridors and other forms of major infrastructure; and

³⁸ The areas mentioned as examples in (b) and (c) may also be relevant to other categories. For example, Rural View Drive, Rural View is mentioned as an example in (b), but the area is also relevant to (c).

- (c) Built form and development intensity:
 - (i) built form integrates with the semi-rural amenity and landscape character of the local area by:
 - (A) being low-rise; and
 - (B) being provided at very low densities; and
 - (C) occupying only a small portion of sites; and
 - (D) avoids environmentally sensitive areas of the site; and
 - (ii) road frontage setbacks:
 - (A) contribute to the open, semi-rural amenity and landscape character of the local area; and
 - (B) accommodate landscaping; and
 - (C) provide privacy for buildings; and
 - (D) avoid buildings being visually overbearing; and
 - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
 - (ii) development is located to avoid conflicts between land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land; and
 - (ii) development avoids land that is environmentally sensitive or highly constrained.

6.2.18.3 Assessment benchmarks and requirements

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

Table 6.2.18.3.A – Rural residential zone – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Agricultural uses	
PO1 Rural activities and wholesale nurseries are of a small scale, generate minimal or no impacts and maintain the rural residential amenity of the area.	AO1.1 Cropping or wholesale nurseries: (a) are on a site that also contains an existing dwelling house; and (b) do not involve aerial spraying; and (c) do not involve centre pivot irrigation; and (d) are setback a minimum of 10 metres from all boundaries; and (e) greenhouse / netting structures do not exceed: (i) a maximum area which is lesser of 10% of the total site area or 1,000m²; and (ii) a maximum height of 5.5 metres.

Performance outcomes	Acceptable outcomes
	AO1.2 Animal husbandry involves a maximum of 1 head of livestock per every 1 hectare of grazing area.
	AO1.3 Buildings associated with cropping, wholesale nurseries or animal husbandry have: (a) a maximum height of: (i) eaves - 4.5 metres above ground level; and (ii) roof apex – 5.5 metres above ground level; and (b) a maximum site cover of 200m².
For assessable development	
Uses	
P02 The zone primarily accommodates low intensity residential development such as dwelling houses on large semi-rural sites.	No acceptable outcome prescribed.
P03 Uses generating impacts detrimental to semi-rural amenity and landscape character of the local area, and therefore more appropriately located in an urban area or the Rural zone are avoided in the Rural residential zone.	A03 The following uses are not located on land within the Rural residential zone: (a) centre activities, outdoor business activities and other commercial uses; and (b) community activities and other community uses; and (c) industry activities and other industrial uses; and (d) multiple dwelling activities, short-term accommodation, relocatable home park, tourist park and workforce accommodation; and (e) recreation activities and other formal recreation uses; and (f) intensive rural activities and other rural uses that generate significant impacts; and (g) major electricity infrastructure, renewable energy facility and substation; and (h) other uses that generate adverse impacts compromising the semi-rural amenity and landscape character of the local area.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems³⁹.	AO4 Development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source³⁵; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) a sealed road and driveway/s; and (d) stormwater infrastructure where available or an appropriate lawful point of discharge; and (e) electricity and telecommunications infrastructure.
PO5 Development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer.	No acceptable outcome prescribed.
Built form and development intensity	
PO6 Building height and scale: (a) the integrates with the semi-rural amenity and landscape character of the area; and (b) does not form overdevelopment of the site.	AO6.1 Buildings, other than buildings referred to in AO1.1 and AO1.3, have a maximum height of 8.5 metres (2 storeys) above ground level.
	AO6.2 The maximum residential density is the equivalent of 1 dwelling per every 1 hectare of site area.
	AO6.3 The total site cover of all buildings must not exceed: (a) for lots with an area less than 2,000m² – 40% of the total area of the site (b) for lots with an area between 2,000m² and 4,000m² – 30% of the total area of the site; or (c) for lots with an area more than 4,000m² – the lessor of 20% of the total area of the site or 1,500m².

³⁹ The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002*, *Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO7 Buildings are setback from road frontages to: (a) contribute to the open, semi-rural amenity and landscape character of the area; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	A07 Minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.
PO8 Buildings are setback from side and rear boundaries to: (a) contribute to the open, semi-rural amenity and landscape character of the area; and (b) maintain views, privacy, access to natural light and visual amenity on the site and on adjoining sites.	A08.1 The minimum setback for buildings associated with a non-residential use, from boundaries adjoining sites within a sensitive land use zone, is 20 metres.
	A08.2 On sites with an area of 5,000m ² or greater, the minimum setback for habitable buildings associated with sensitive land uses, other than a dwelling house, from boundaries adjoining sites within a sensitive land use zone or Rural zone, is 10 metres.
PO9 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO10 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO11 Where located in close proximity to rural activities, transport corridors and/or other uses generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	A011 Adequate separation distances are provided between sensitive land uses to: (a) protect the amenity and privacy of sensitive land uses; and (b) ensure that continued operation of the impact generating use/s is not constrained.

Performance outcomes	Acceptable outcomes
Environment	
PO12 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	AO12 Development or future development ⁴⁰ is located: (a) on the least environmentally sensitive and/or constrained part/s of the site; or (b) if the entire site is environmentally sensitive and/or constrained, near street frontages

⁴⁰ Location of future development to be guided by buildings envelopes.

6.2.19 Special purpose zone code

6.2.19.1 Application

This code applies to assessing development in the Special purpose zone.

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

6.2.19.2 Purpose

- (1) The purpose of the special purpose zone is to:
 - (a) provide for public facilities and infrastructure that are publicly or privately owned or operated; and
 - (b) ensure that incompatible uses do not encroach on the public facilities and infrastructure.
- (2) The local government purpose of the zone code is to provide for:
 - (a) utility infrastructure network elements such as:
 - (i) sewerage treatment plants, pump stations and other network elements; and
 - (ii) water supply facilities, water treatment plants, water reservoirs and other network elements; and
 - (iii) high voltage electricity transmission corridors, substations and other network elements; and
 - (iv) telecommunication exchanges and certain telecommunication transmission facilities; and
 - (v) refuse management facilities; and
 - (b) transport infrastructure network elements such as railway corridors and terminals, future roads land designated for road widening.

The Special purpose zone includes the Future road precinct (precinct no. SP1) to specifically identify future roads and land designated for road widening.

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is utility installation, major electricity infrastructure and substation; and
 - (ii) buildings and structures are not located within the Future road precinct (precinct no. SP1); and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by urban infrastructure networks or appropriate on-site systems relevant to the use; and
 - (ii) long distance passenger terminals are supported by local public transport facilities and services providing a high level of accessibility; and
 - (c) Built form:
 - (i) built structures integrate with the established visual amenity of the surrounding urban neighbourhood and/or natural / rural landscape; and
 - (ii) road frontage setbacks:
 - (A) are consistent with other buildings in the surrounding urban neighbourhood or contribute to the open character of natural / rural landscapes; and
 - (B) accommodate landscaping; and
 - (C) avoid buildings being visually overbearing; and
 - (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and

- (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.19.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.19.3.A – Special purpose zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
P01 The zone primarily accommodates utility installation, major electricity infrastructure and substation.	No acceptable outcome prescribed.
P02 Other uses are compatible, and have a direct relationship, with the primary special purpose of the site.	No acceptable outcome prescribed.
P03 In the Future road precinct (precinct no. SP1): (a) buildings and structures are avoided; or (b) any works undertaken: (i) are compatible with the ultimate road design; or (ii) are easily removed.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Infrastructure	
PO4 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems⁴¹.	AO4 Where relevant, development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source⁴¹; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO5 Convenient, safe and attractive public transport facilities for local services are provided at long distance passenger terminals.	No acceptable outcome prescribed.
Built form	
PO6 The location, scale, design and appearance of buildings and structures: (a) integrates with the built and/or landscape character of surrounding areas; and (b) maintains views and vistas, privacy and visual amenity of residential buildings, other sensitive land uses and publicly accessible buildings on adjoining sites; and (c) provides high quality design outcome where the development is visible from roads and public places.	AO6.1 Buildings have a maximum height of 2 storeys and 8.5 metres above ground level ⁴² .
	AO6.2 The minimum setback for buildings from any boundary is 10 metres.
	AO6.3 Building elevation/s facing, and within 30 metres of a road frontage/s, park or other public space frequented by people, have a maximum unarticulated length of 10 metres to the road frontage/s.
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.

⁴¹ The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002*, *Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

⁴² Provision applies to buildings not structures. As such, the provision does not apply to structures such as bridges/overpasses, sewerage / water treatment plant, dam walls, water reservoirs and electricity / telecommunication infrastructure. The assessment of structure height is guided by PO6.

Performance outcomes	Acceptable outcomes
Amenity	
PO8 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
Environment	
PO9 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.20 Specialised centre zone code

6.2.20.1 Application

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

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

6.2.20.2 Purpose

- (1) The purpose of the specialised centre zone provides for 1 or more specialised uses, for example, conference centres, entertainment centres, education and research facilities or university campuses.
- (2) The local government purpose of the zone code is to provide for unique and single-purpose centres as follows:
 - (a) large-format showroom and hardware store developments and outdoor business activities at Richmond and Ooralea; and
 - (b) standalone tavern development at Marian.

The zone includes the Showrooms and hardware precinct (precinct no. SC1) and the Tavern precinct (precinct no. SC2).

- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Centre role, function and uses:
 - (i) specialised centres have a unique and single-purpose role and function and, therefore, these centres do not compete with or undermine the viability of the principal centre (Mackay city centre), major centres, district centres, local centres and neighbourhood centres; and
 - (ii) the Showrooms and hardware precinct (precinct no. SC1) specifically accommodates large bulky goods showrooms, hardware stores and outdoor business activities only; and
 - (iii) development in the Showrooms and hardware precinct (precinct no. SC1) serves the following catchments:
 - (A) Richmond: Mackay urban area north of the Pioneer River and rural communities to the north;
 - (B) Ooralea: Mackay urban area south of the Pioneer River, Sarina, Walkerston, Marian, Mirani and communities to the south, south-west and west;
 - (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks; and
 - (ii) development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer; and
 - (c) Accessibility:
 - (i) the internal access network is co-ordinated and legible and provides a level of connectivity throughout the centre; and

- (ii) the pedestrian access network within the centre is attractive, convenient, safe and is protected from sun and rain; and
 - (iii) in the Showrooms and hardware precinct (precinct no. SC1), high quality public transport facilities including interchanges are provided at a central location (convenient for users) to facilitate efficient public transport services to, and through, the centre; and
 - (iv) arterial roads and sub-arterial roads adjacent to the centre facilitate high traffic volumes; and
- (d) Built form and public realm:
 - (i) built form layout and design is integrated throughout the centre;
 - (ii) development is not visually overbearing as viewed from adjoining and nearby roads and sites; and
 - (iii) built form provides high quality design outcomes by:
 - (A) responding to the region's tropical climate; and
 - (B) providing active and articulated building frontages addressing internal public spaces and adjoining arterial roads; and
- (e) Amenity:
 - (i) conflicts between sensitive land uses and uses generating amenity impacts are minimised through location, design and/or operation; and
- (f) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.20.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.20.3.A – Specialised centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role, function and uses – Showrooms and hardware precinct (precinct no. SC1)	
PO1 In the Showrooms and hardware precinct (precinct no. SC1), development: (a) is consistent with the unique and single-purpose role and function of the centre as only accommodating large bulky goods showrooms and hardware stores; and (b) does not compete with or compromise the viability, role or function of the principal centre (Mackay city centre), major centres, district centres, local centres or neighbourhood centres.	AO1.1 The Showrooms and hardware precinct (precinct no. SC1) accommodates the following uses: (a) showroom; and (b) hardware and trade supplies; and (c) outdoor business activities; and (d) utility activities (as required only).
	AO1.2 Food and drink outlets in the Showrooms and hardware precinct (precinct no. SC1): (a) are located internally within large bulky goods showrooms or hardware store developments, and do not have an external frontage; and (b) are ancillary and subordinate to the large bulky goods showrooms or hardware store developments; and (c) have the same opening hours as large bulky goods showrooms or hardware store developments.

Performance outcomes	Acceptable outcomes
	AO1.3 The following uses, generally considered suitable in multi-purpose centres, are not located in the Showrooms and hardware precinct (precinct no. SC1): (a) centre activities (other than those mentioned in AO1.1); and (b) community activities and childcare centre; and (c) multiple dwelling activities and short-term accommodation; and (d) recreation activities; and (e) service industry, service station and car wash.
PO2 Development in the Showrooms and hardware precinct (precinct no. SC1) fulfils, but does not exceed, the needs of the relevant catchment: (a) Richmond specialised centre: Mackay urban area north of the Pioneer River and rural communities to the north; and (b) Ooralea specialised centre: Mackay urban area south of the Pioneer River, Sarina, Walkerston, Marian, Mirani and communities to the south, south-west and west.	AO2 Development in the: (a) Richmond specialised centre does not exceed a total gross floor area of 50,000m²; and (b) Ooralea specialised centre does not exceed a total gross floor area of 25,000m².
Centre role, function and uses – Tavern precinct (precinct no. SC2)	
PO3 In the Tavern precinct (precinct no. SC2), development: (a) is consistent with the unique and single-purpose role and function of the centre as only accommodating tavern development; and (b) does not compete with or compromise the viability, role or function of the principal centre (Mackay city centre), major centres, district centres, local centres or neighbourhood centres. (c) integrates with the scale and intensity of development in the surrounding residential neighbourhood; and (d) minimises detrimental impacts on the amenity of the surrounding residential neighbourhood.	AO3.1 The Tavern precinct (precinct no. SC2) accommodates the following uses: (a) hotel; and (b) market; and (c) utility activities (as required only).
	AO3.2 Ancillary uses (such as dining and entertainment facilities) shall be subservient and entirely integrated with the primary hotel use.
	AO3.3 The following uses are not located in the Tavern precinct (precinct no. SC2): (a) shop (including large-format liquor stores); and (b) stand-alone food and drink outlets; and (c) nightclub entertainment facility; and (d) major sport, recreation and entertainment facility.

Performance outcomes	Acceptable outcomes
	AO3.4 The following uses, generally considered suitable in multi-purpose centres, are not located in the Tavern precinct (precinct no. SC2): (a) centre activities and outdoor business activities; and (b) community activities and childcare centre; and (c) recreation activities; and (d) service industry, service station and car wash.
PO4 The Tavern precinct (precinct no. SC2), development can also accommodate residential development in conjunction with the primary hotel use, or in place of the hotel should this use cease.	AO4 The Tavern precinct (precinct no. SC2), development can also accommodate dwelling houses and/or multiple dwelling activities.
Infrastructure	
PO5 Development is serviced by all forms of urban infrastructure.	AO5 Development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
PO6 Development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost, including lifecycle cost, to the developer.	No acceptable outcome prescribed.
Accessibility	
PO7 Vehicle access points do not comprise the safety, operational capacity, or efficiency of arterial roads.	AO7 Development does not gain direct vehicular access from: (a) Mackay-Bucasia Road at Richmond specialised centre (Showrooms and hardware precinct (precinct no. SC1)); and (b) Broadsound Road (Bruce Highway) at Ooralea specialised centre (Showrooms and hardware precinct (precinct no. SC1)).
PO8 Internal access ways provide a convenient, legible and co-ordinated access network throughout the centre.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO9 Pedestrian footpaths throughout the centre provide a convenient, attractive, safe pedestrian access network. Pedestrian footpaths are protected from sun and rain by awnings and shade trees.	No acceptable outcome prescribed.
Built form and the public realm	
PO10 Built form is integrated throughout the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	No acceptable outcome prescribed.
PO11 Building form: (a) integrates with the intended low-rise character of the surrounding area; and (b) is not visually overbearing as viewed from adjoining and nearby roads and sites.	AO11.1 The maximum height for buildings is: (a) for non-residential buildings – 11 metres; or (b) for residential buildings – 8.5 metres above ground level (2 storeys)
	AO11.2 The minimum setback for buildings from road frontage boundaries is: (a) for non-residential buildings – 10 metres; or (b) for residential buildings: (i) from arterial roads and sub-arterial roads – 10 metres; and (ii) from collector streets and access streets: (A) 6 metres to garages, outbuildings and carports; and (B) 4.5 metres for other parts of the building; and (iii) from access streets – 3 metres to open verandahs, where the length of the verandah or verandahs (measured from the inside of the outermost supporting posts) facing the street frontage is not more than 5.5 metres; and (iv) from laneways: (A) 0 metres where the wall height is 3.5 metres or less above ground level; and (B) 2 metres where the wall height is more than 3.5 metres above ground level.
PO12 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and	No acceptable outcome prescribed.

(b) roof profiles; and (c) detailed articulation elements; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	
PO13 Landscaping: (a) softens the appearance of non-residential buildings as viewed from adjoining and nearby roads; and (b) effectively screens the non-residential buildings as viewed adjoining residential sites.	AO13.1 Signature trees and feature planting ⁴³ are provided between non-residential buildings and road frontages. AO13.2 A minimum 5 metre wide landscape buffer is provided on sites containing non-residential buildings along boundaries adjoining a sensitive land use zone. The landscape buffer contains planting generally in accordance with the requirements of Planning scheme policy – landscape.
Amenity	
PO14 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO15 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

⁴³ "Signature trees and feature plantings" means landscaping that is used to visually soften parts of the building, emphasize parts of the building and/or form an attractive landmark in its own right. It does not include "buffer planting" where landscaping screens development from view.

Performance outcomes	Acceptable outcomes
Environment	
PO16 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.21 Sport and recreation zone code

6.2.21.1 Application

This code applies to assessing development in the Sport and recreation zone.

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

6.2.21.2 Purpose

- (1) The purpose of the sport and recreation zone is to provide for:
 - (a) a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts; and
 - (b) facilities and infrastructure to support the uses and activities stated in paragraph (a).
- (2) The local government purpose of the zone code is to enrich community wellbeing and liveability by providing for a diverse range of active recreation pursuits in accessible, safe and attractive facilities located at:
 - (b) the regional sports node at South Mackay; and
 - (c) sub-regional sports nodes at Sarina, Glenella, North Mackay/Andergrove, Northern Beaches and Marian; and
 - (d) other sites throughout the region, particularly in urban areas.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is recreation activities and other sport and recreation orientated uses; and
 - (ii) where practical, development accommodates multiple sports and recreation activities by:
 - (A) co-locating a variety of facilities; or
 - (B) providing robust facilities suitable for shared use; and
 - (iii) indoor sport and recreation buildings, clubhouses and other important buildings avoid land that is susceptible to inundation; and
 - (iv) where located in Finch Hatton, development may provide compatible non-residential uses that support the:
 - (A) role and function of the Finch Hatton mountain bike trails and trailhead site; or
 - (B) local community; and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks or, in rural areas where urban infrastructure is not available, appropriate on-site systems; and
 - (ii) regional sport and recreation facilities is supported by public transport facilities and services providing a high level of accessibility; and
 - (c) Built form and development intensity:
 - (i) built structures integrate with the established visual amenity of the surrounding urban neighbourhood and/or natural / rural landscape;
 - (ii) road frontage setbacks:
 - (A) are consistent with other buildings in the surrounding urban neighbourhood or contribute to the open character of natural / rural landscapes; and
 - (B) accommodate landscaping; and

- (C) avoid buildings being visually overbearing; and
- (iii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.21.3 Assessment benchmarks

Part A – Benchmarks for assessable development

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

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates recreation activities, club, major sport, recreation and entertainment facility and other sport and recreation uses.	No acceptable outcome prescribed.
PO2 Other uses are compatible, and have a direct relationship, with the primary sport and recreation use on the site.	No acceptable outcome prescribed.
Infrastructure	
PO3 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems ⁴⁴ .	AO3.1 If within a key urban area, the development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
	AO3.2 If not within a key urban area, the development is connected to: (a) reticulated water supply infrastructure if available or an appropriate on-site water source; and (b) reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) a sealed road; and (d) stormwater infrastructure where available or an appropriate lawful point of discharge;

⁴⁴ The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002*, *Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
	and (e) electricity and telecommunications infrastructure.
PO4 Public transport infrastructure, that enable public transport services to efficiently and safely move large crowds to and from the venue, is provided at major sport, recreation and entertainment facilities including: (a) Stadium Mackay; and (b) Harrup Park Country Club; (c) Mackay Multi-sports stadium; and (d) other regionally significant facilities regularly hosting events that draw large crowds.	No acceptable outcome prescribed.
Built form and development intensity	
PO5 Building height and plot ratio: (a) integrates with the prevailing character of the surrounding urban neighbourhood or natural/rural landscape; and (b) does not form overdevelopment of the site.	AO5.1 The height of buildings and structures that form part of major sport, recreation and entertainment facilities, do not: (a) detract from the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and (b) have adverse impacts on the amenity, privacy and access to natural light on any adjoining or nearby site within a sensitive land use zone.
	AO5.2 Buildings and structures not referred to in AO5.1 have a maximum height of 8.5 metres above ground level (2 storeys).
	AO5.3 Development has a plot ratio that does not: (a) exceed 0.6:1 where the site adjoins sites within the Medium density residential zone⁴⁵; and (b) exceed 0.5:1 where the site adjoins sites within the Low density residential zone⁴⁵; and (c) exceed 0.3:1 where the site adjoins sites within the Township zone⁴⁵; and (d) detract from the prevailing character of the surrounding urban neighbourhood or natural / rural landscape where the site does not adjoin a site within a zone mentioned in (a), (b) and (c).
PO6 Buildings are setback from road frontages to: (a) integrate with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape; and	AO6.1 On sites within key urban areas, or adjoining a site within the Township zone, the minimum road frontage setback from any road is 10 metres.

⁴⁵ Where a site adjoins more than one of the zones mentioned in AO5.3(a), (b) and (c), the relevant maximum plot ratio is the lesser plot ratio.

Performance outcomes	Acceptable outcomes
(b) accommodate landscaping between the building and the street; and (c) avoid buildings from being visually overbearing as viewed from the street.	AO6.2 On sites in rural areas (not within key urban areas, or not adjoining a site within the Township zone), the minimum road frontage setbacks are: (a) from arterial roads – 20 metres; and (b) from sub-arterial roads, collector streets and access streets – 10 metres.
PO7 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO8 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO9 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.
Environment	
PO10 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

6.2.22 Tourism zone code

6.2.22.1 Application

This code applies to assessing development in the Tourism zone.

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

6.2.22.2 Purpose

- (1) The purpose of the tourism zone is to provide for tourist activities, facilities and places in coastal, environmental, rural and urban areas.
- (2) The local government purpose of the code is to provide for tourist facilities enabling the region's residents and visitors to experience the region's outstanding landscape character and areas of ecological significance, in high quality, environmentally sensitive and integrated resorts at Brampton Island, Keswick Island, Laguna Quays and Lindeman Island. Tourism and recreational activities at East Point (Mackay Harbour) and Dolphin Heads respects the environmental constraints and established amenity and landscape character of the area and utilises the unique coastal location.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) The predominant form of development within the zone is resort complex and complementary leisure and environmental uses; and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks or, where urban infrastructure is not available, appropriate on-site systems; and
 - (c) Built form:
 - (i) buildings integrate with the established visual amenity of nearby natural / rural landscapes; and
 - (ii) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
 - (d) Site requirements and environment:
 - (i) development maintains and enhances the ecological integrity of environmentally significant features within and adjoining the site, adjoining coastal areas and National Parks and the Great Barrier Reef; and
 - (ii) development responds to the physical attributes and constraints of the land; and
 - (iii) development is designed to incorporate sustainable land management practices such as retention and enhancement of native vegetation and water sensitive urban design; and
 - (e) Amenity:
 - (i) development does not adversely affect the general and visual amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses.

6.2.22.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.22.3.A – Tourism zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates tourist complex, nature based tourism and uses that complement and have a direct relationship with the tourism uses and environmental areas.	No acceptable outcome prescribed.
Infrastructure	
PO2 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems⁴⁶.	AO2 Development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source⁴⁶ and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO3 A network of sealed roads and footpaths provides high levels of internal connectivity within tourist facilities.	No acceptable outcome prescribed.
Built form	
PO4 Building location, scale, design and appearance integrates with surrounding natural and/or rural landscapes and is not visually obtrusive as viewed from: (a) public roads and parks; and (b) walking trails or lookouts within a national park; and (c) beaches or the ocean.	No acceptable outcome prescribed.

⁴⁶ The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002*, *Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO5 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Environment and site requirements	
PO6 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways, wetlands and coastal areas; and (b) the ecological integrity of other natural features and habitat areas and corridors.	No acceptable outcome prescribed.
PO7 The site layout responds sensitively to on-site and surrounding topography, drainage patterns, vegetation and utility services, such that: (a) earthworks are minimised; and (b) retention of natural drainage lines is maximised; and (c) retention of existing vegetation is maximised; and (d) disruption to existing services is minimised.	No acceptable outcome prescribed.
Amenity	
PO8 Development of the lake at Dolphin Heads maintains the established landscape character and visual amenity provided by the site.	AO8 Development of the lake at Dolphin Heads retains: (a) the (western) part of the lake adjoined by residential properties, and the lake: (i) has a minimum total lake surface area of 1.5 hectares; and (ii) is privately owned and maintained; and (b) a view corridor/s to, and / or vistas of, the lake as viewed from Admiral Drive.

Performance outcomes	Acceptable outcomes
PO9 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect: (a) adjoining and nearby sites within a sensitive land use zone; and (b) adjoining or nearby site containing an existing sensitive land use.	No acceptable outcome prescribed.
PO10 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

6.2.23 Township zone code

6.2.23.1 Application

This code applies to assessing development in the Township zone.

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

6.2.23.2 Purpose

- (1) The purpose of the township zone is to provide for:
 - (a) small to medium size urban areas in a rural or coastal area; and
 - (b) a variety of uses and activities to service local residents, including, for example, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
 - (c) tourist attractions and short-term accommodation, if appropriate for the area.
- (2) The local government purpose of the zone code is to provide for low intensity residential development and a range of appropriately located, small scale, low intensity and compatible non-residential activities, in the following small outlying communities:
 - (a) principal townships: Midge Point, Calen, Seaforth, Farleigh, Finch Hatton, Eton, Sarina Beach and Koumala
 - (b) secondary townships: Bloomsbury, Saint Helens Beach, Mount Ossa, Kuttabul, Conningsby, Draper's Siding, Pleystowe, Gargett, Pinnacle, North Eton, Bakers Creek, McEwens Beach, Dunnrock, Half Tide Beach and Grasstree (approximately 1.5 kilometres west of Grasstree Beach); and
 - (c) tourism-orientated townships: Haliday Bay, Eungella, Ball Bay, Salonika Beach, Grasstree Beach, Campwin Beach and Armstrong Beach.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is low intensity residential development such as dwelling house; and
 - (ii) the zone also accommodates tourist accommodation activities such as short-term accommodation and tourist park, particularly in principal and tourism-orientated townships, on sites:
 - (A) in proximity to elements of high amenity and recreation value; or
 - (B) that are prominently located and highly accessible; and
 - (iii) a range of small-scale and low intensity non-residential uses may be appropriate if these uses are:
 - (A) required to serve the needs of the relevant catchment:
 - principal townships – township itself and immediate surrounds, nearby secondary and tourism-orientated townships and the broad surrounding rural area; and
 - secondary townships and tourism-orientated townships – township itself; and
 - (B) located on prominent, highly accessible sites; and
 - (C) consistent with the amenity and character of the surrounding urban area; and
 - (b) Infrastructure:
 - (i) development is efficiently serviced by the full range of urban infrastructure networks or, where urban infrastructure is not available, appropriate on-site systems; and

- (ii) development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost to the developer; and
- (c) Built form and development intensity:
 - (i) low-rise buildings integrate with the character and amenity of the township and surrounding natural / rural landscapes; and
 - (ii) residential development is provided at very low densities; and
 - (iii) road frontage setbacks:
 - (A) contribute to the open, low-intensity character of the township; and
 - (B) accommodate landscaping; and
 - (C) provide privacy for buildings; and
 - (D) avoid buildings being visually overbearing; and
 - (iv) development provides high quality design outcomes reinforcing the sense of identity of the local area and region; and
- (d) Amenity:
 - (i) development does not adversely affect the amenity of adjacent areas and uses, particularly residential uses and other sensitive land uses; and
- (e) Environment:
 - (i) development maintains, enhances and responds to high value ecological features and the physical constraints of the land.

6.2.23.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.23.3.A – Township zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The zone primarily accommodates low intensity residential development such as dwelling house on large sites.	No acceptable outcome prescribed.
PO2 Short-term accommodation and tourist park are located on sites with proximity to: (a) elements providing high value amenity and recreation opportunities such as a beach / coastline, watercourse or conservation area; or (b) an important transport corridor such as a highway, arterial road, sub-arterial road or designated tourist drive; or (c) the Finch Hatton mountain bike trail network; or (d) town centres or where there is no discernible town centre, existing non-residential activities.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO3 Existing tourist parks continue to operate as a tourist park or another form of low-intensity development providing accommodation for tourists.	No acceptable outcome prescribed.
PO4 In principal townships, centre activities, community activities and a limited range of low impact industry activities: (a) serve the needs of: (i) the township itself and its immediate surrounds; and (ii) nearby secondary and tourism-orientated townships; and (iii) the broad surrounding rural area; and (iv) tourists and visitors to the area; and (b) do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the relevant catchment (set out in (a)); and (c) are of a small scale and integrate with the low intensity and primarily residential character of the area; and (d) generate minimal impacts.	AO4.1 In principal townships, the gross floor area for the following uses is not exceeded: (a) food and drink outlet – 250m²; or (b) office – 200m²; or (c) shop – 250m². Note – No acceptable outcome is prescribed for other compatible non-residential uses that are not mentioned in AO4.1.
	AO4.2 In principal townships, shop offers any or a combination of the following: (a) small or medium sized supermarkets / convenience goods; or (b) banking, postal or other agency services; or (c) recreation or visitor-orientated goods; or (d) a limited range of comparison goods.
	AO4.3 In principal townships, low impact industrial activities are small scale and offer the following services: (a) repairing and servicing general motor vehicles, lawn mowers and outboard engines; or (b) repairing and servicing agricultural motor vehicles and associated farming equipment; or (c) agricultural products, supplies and associated hardware; or (d) service station.
PO5 Development involving dual occupancy, multiple dwelling, short-term accommodation or tourist park can be adequately accommodated on a site that can: (a) maintain a high level of privacy and amenity for adjoining properties; and (b) provide an on-site sewage facility commensurate to the intensity of the development including sufficient land for on-site treatment and disposal areas.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO6 In secondary townships and tourism-orientated townships, centre activities, community activities and a limited range of low impact industry activities: (a) serve the needs of: (i) the township itself and its immediate surrounds; and (ii) tourists and visitors to the area; and (b) do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the relevant catchment (set out in (a)); and (c) are of a small scale and integrate with the low intensity and primarily residential character of the area; and (d) generate minimal impacts.	AO6.1 In secondary townships and tourism-orientated townships, the gross floor area does not exceed 150m ² for the following uses: (a) food and drink outlet; or (b) office; or (c) shop. Note – No acceptable outcome is prescribed for other compatible non-residential uses that are not mentioned in AO6.1.
	AO6.2 In secondary and tourism-orientated townships, shop offers any or a combination of the following: (a) convenience goods; or (b) banking, postal or other agency services; or (c) recreation or visitor-orientated goods.
	AO6.3 In secondary and tourism-orientated townships, low impact industrial activities are small scale and offer the following services: (a) limited repairing and servicing general motor vehicles, lawn mowers and outboard engines; or (b) repairing and servicing agricultural motor vehicles and associated farming equipment; or (c) service station.
PO7 Non-residential activities are located: (a) in a town centre; or (b) in proximity to an existing non-residential use to achieve a cohesive town centre.	AO7 Development maintains or establishes a cohesive town centre by locating centre activities, community activities and other non-residential uses: (a) in a town centre; or (b) in proximity to existing centre activities, community activities or other non-residential uses, particularly if these uses are located on the 'main street'; or (c) if there are no existing non-residential uses in the township, on an arterial road, sub-arterial road or collector street in a central location in the township.

Performance outcomes	Acceptable outcomes
PO8 In Farleigh, uses generating negligible impacts provide a land use transition and buffer between Farleigh Sugar Mill and residential uses north of Farleigh State Primary School.	AO8 In the area bounded by Armstrong Street, Taylor Street, Christoe Street and Farleigh State Primary School: (a) non-sensitive land uses such as agricultural supplies store, bulk landscape supplies, garden centre, low impact industry and shop are provided in the area identified as “transitional uses” on Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh; and (b) sensitive land uses are not provided in the areas identified as “transitional uses” and “park” on Figure 6.2.23.3.A – Township zone – Transition and residential uses – Farleigh; and (c) outdoor sport and recreation, and park are provided in the area identified as “park” on Figure 6.2.23.3.A – Township zone – Transition and residential uses – Farleigh; and (d) if provided, residential uses such as dwelling house are provided in the area identified as “residential” on Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh.
Infrastructure	
PO9 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: (a) reticulated systems if practically available; or (b) appropriate on-site systems⁴⁷.	AO9 Development is connected to: (a) the reticulated water supply infrastructure if available or an appropriate on-site water source⁴⁷; and (b) the reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) stormwater infrastructure where available or an appropriate lawful point of discharge; and (d) electricity and telecommunications infrastructure.
PO10 Development outside of the priority infrastructure area must demonstrate that trunk water, sewer, stormwater and road infrastructure required to service the ultimate development in the area and is provided at full cost to the developer.	No acceptable outcome prescribed.

⁴⁷ The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002*, *Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO11 In the Conningsby and Farleigh townships, development: (a) completes the internal road network by providing through connections between existing roads; and (b) provides direct access to properties from the internal road network and not from State controlled roads.	AO11.1 In Conningsby (within the Farleigh locality), development provides a road connection between Starretts Road and Floods Drive.
	AO11.2 In Farleigh, a new public road is provided generally in accordance with the location and alignment of the “New Street” identified in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh.
Built form and development intensity	
PO12 Building height, residential density and site cover: (a) integrates with the low-rise and low intensity built form of surrounding residential areas; and (b) does not form overdevelopment of the site.	AO12.1 Buildings have a maximum height of: (a) 11 metres above ground level (3 storeys) in the area identified in Figure 6.2.23.3.B – Township zone – 11 metre (3 storey) maximum building height areas – Sarina Beach; or (b) 8.5 metres above ground level (2 storeys) in the balance area of Sarina Beach and all other townships.
	AO12.2 The maximum residential density is the equivalent of 1 dwelling per every 1,000m ² of site area. Note – AO12.2 does not apply to sites or areas identified by AO13.1.
	AO12.3 The maximum site cover is 50%.
PO13 Development does not result in an increased number or lots or intensity of residential uses that are negatively affected by: (a) noise, air quality and other amenity impacts generated by Farleigh Sugar Mill; or (b) identified high and very high flood risk in Finch Hatton.	AO13.1 The maximum residential density is the equivalent of 1 dwelling house per every 4,000m ² of site area: (a) in the area at Farleigh identified as “residential” in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh; or (b) for sites located north of Mackay-Eungella Road in Finch Hatton.
	AO13.2 The minimum lot size is 4,000m ² for sites located: (a) in the area identified as “residential” in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh; or (b) north of Mackay-Eungella Road in Finch Hatton.

Performance outcomes	Acceptable outcomes
PO14 Buildings are setback from road frontages to: (a) contribute to the open, low-intensity character of the township; and (b) accommodate landscaping between the building and the street; and (c) provide privacy for the building; and (d) avoid buildings from being visually overbearing as viewed from the street.	AO14 Minimum road frontage setbacks are: (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets – 6 metres; and (c) from laneways: (i) 0 metres where the wall height is 3.5 metres or less above ground level; and (ii) 2 metres where the wall height is more than 3.5 metres above ground level.
PO15 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements; and (c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Amenity	
PO16 Development maintains the privacy and amenity of adjoining or nearby sensitive land uses or sites that can establish a sensitive land use by: (a) not generating unreasonable levels of noise, odour, dust, air emission, light or vibration impacts; and (b) providing mitigating measures to minimise the impacts listed in (a).	No acceptable outcome prescribed.
PO17 Where located in close proximity to uses and/or transport corridors generating amenity impacts, sensitive land uses are located, designed and operated to mitigate those impacts.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Environment	
PO18 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to: (a) water quality and the ecological and hydrological processes of waterways and wetlands; and (b) the ecological integrity of other habitat areas and corridors; and (c) the ecological integrity of other natural features and elements of high environmental value.	No acceptable outcome prescribed.

Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh

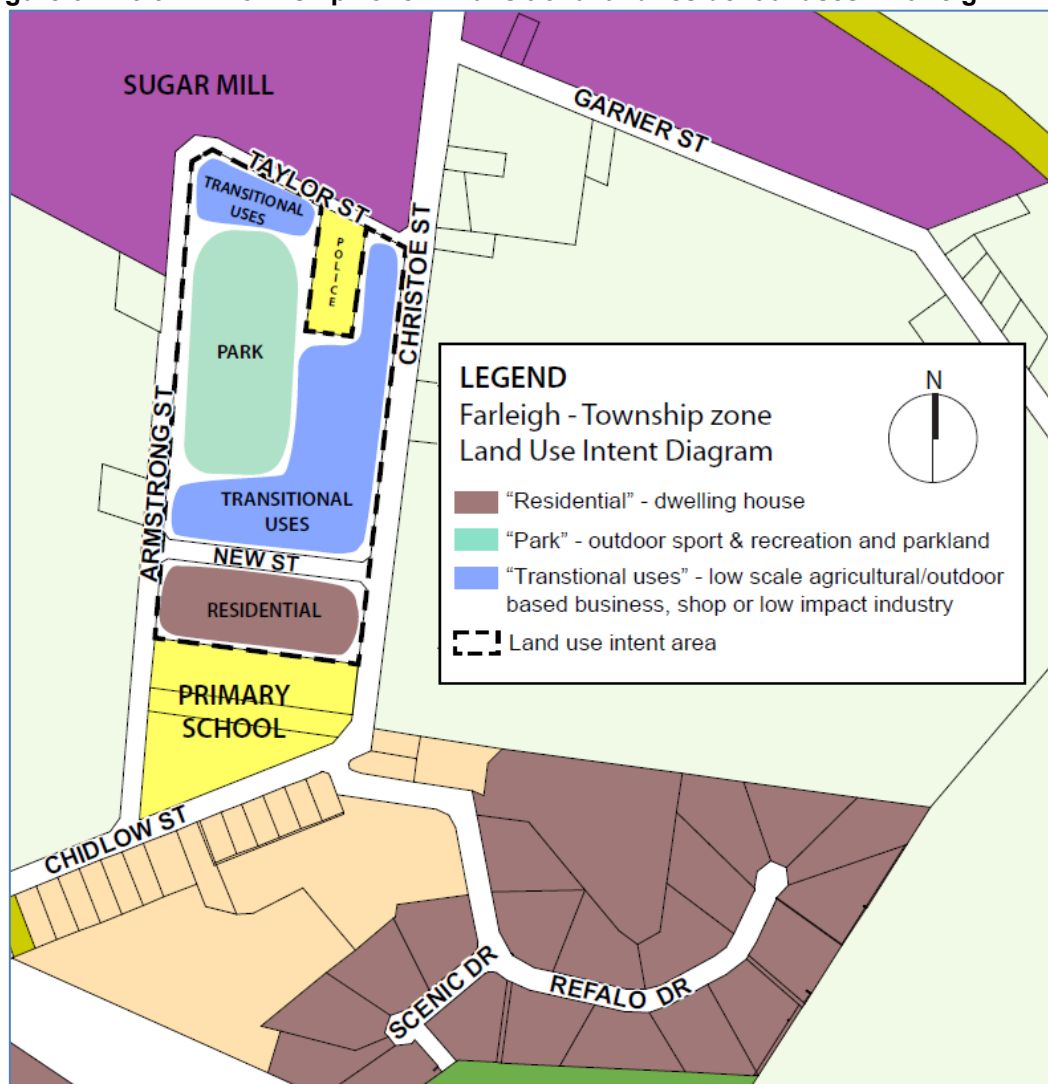


Figure 6.2.23.3.B – Township zone – 11 metre (3 storey) maximum building height areas – Sarina Beach



Part 7 Local plans

7.1 Preliminary

- (1) Local plans address matters at the local or district level and provide more detailed planning for the zones.
- (2) Local plans are mapped and included in Schedule 2.
- (3) A precinct may be identified for part of a local plan.
- (4) The categories of development and assessment for development in a local plan are in Part 5.
- (5) Assessment benchmarks for local plans are contained in a local plan code.
- (6) Each local plan code identifies the following:
 - (a) the application of the local plan code;
 - (b) the purpose of the local plan code;
 - (c) the overall outcomes that achieve the purpose of the local plan code;
 - (d) the purpose and overall outcomes for each precinct;
 - (e) the performance outcomes that achieve the overall outcomes of the local plan code;
 - (f) the acceptable outcomes that achieve the performance outcomes of the local plan code; and
 - (g) the performance and acceptable outcomes of a precinct that achieve the overall outcomes of the precinct.
- (7) The following are the local plan codes for the planning scheme:
 - (a) Mackay city centre local plan code:
 - (i) City core precinct (precinct no. CC1)¹
 - (ii) City mixed use precinct (precinct no. CC2)²
 - (iii) Education mixed use precinct (precinct no. CC3)
 - (iv) Exhibition/events precinct (precinct no. CC4)
 - (v) Civic precinct (precinct no. CC5)
 - (b) Marian central local plan code.

¹ The City core precinct (precinct no. CC1) is part of the Mackay Waterfront Priority Development Area (PDA). Refer to the Mackay Waterfront PDA development scheme for development requirements and assessment under the *Economic Development Act 2012*.

² North-eastern areas of the City mixed use precinct (precinct no. CC2) are part of the Mackay Waterfront PDA. Refer to the Mackay Waterfront PDA development scheme for development requirements and assessment under the *Economic Development Act 2012*.

7.2 Local plan codes

7.2.1 Mackay city centre local plan code

7.2.1.1 Application

This code applies to assessing development within the Mackay city centre local plan area shown within map Local plan map 38 contained within Schedule 2, and further illustrated in Figures 7.2.1.3.A, 7.2.1.3.B, 7.2.1.3.C, 7.2.1.3.D, 7.2.1.3.E, 7.2.1.3.F, 7.2.1.3.G and 7.2.1.3.H.

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

7.2.1.2 Purpose

- (1) The purpose of the Mackay city centre (“the City Centre”) local plan is to:
 - (a) strengthen the role and function of the City Centre as the principal centre for the Greater Whitsunday region, accommodating the largest and most diverse mix of high-order retail, commercial, employment, business, high density residential, health services, administrative, community, education, cultural, recreational and entertainment activities; and
 - (b) strengthen the character and amenity of Victoria Street as the traditional “main street” and focal point of the City Centre; and
 - (c) strengthen, promote and enhance the City Centre’s relationship with, and connection to, the Pioneer River; and
 - (d) achieve a highly liveable, accessible, connected and integrated City Centre with a strong sense of character and identity, that:
 - (i) maintains a highly connected access network of roads, laneways, pedestrian pathways, cycle routes and public transport that links the City Centre’s activity and amenity nodes; and
 - (ii) provides a high standard of built form design that interacts with the adjoining public realm and contributes to the cityscape, riverscape and streetscapes; and
 - (iii) provides an attractive, comfortable, active, safe and responsive public realm that defines street character and activity, and creates a high level of amenity and identity for the City Centre.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The City Centre provides for the largest and most diverse mix of uses and activities. There are 5 precincts within the City Centre, being City core precinct (precinct no. CC1), City mixed use precinct (precinct no. CC2), Education mixed use precinct (precinct no. CC3), Exhibition / events precinct (precinct no. CC4) and Civic precinct (precinct no. CC5). All precincts are characterised by a predominating land use type/s. Development is consistent with and/or complements the predominating use of each precinct:
 - (i) City core precinct (precinct no. CC1)¹ accommodates the broadest mix of commercial, business/administrative, community, high density residential and short-term accommodation activities including:
 - (A) retail, entertainment, community and social services, nightclub entertainment facilities, hotel and restaurant / cafe uses located within podium levels of a building; and
 - (B) office, high density residential and short-term accommodation uses located within levels above the podium of a building; and
 - (ii) City mixed use precinct (precinct no. CC2)² accommodates high density residential, commercial and short-term accommodation activities. High density residential activities support City Centre employment and services, and utilises the

uppermost building heights of the City Centre to maximise residential yield and take advantage of the scenic amenity of the Pioneer River. Development on the Caneland Central site orientates towards the street frontage engaging with the streetscape, and forming a connection to the City Centre and the Pioneer River; and

- (iii) Education mixed use precinct (precinct no. CC3) accommodates the existing educational institutions of Central Queensland University City campus and Saint Patrick's College, and complementary activities in order to ensure these facilities are strengthened and retained; and
 - (iv) Exhibition / events precinct (precinct no. CC4) accommodates large scale regional exhibitions, events and sports within the Mackay showground. The relationship between the City Centre and the Mackay showground is strengthened through built form and streetscape/linkage outcomes; and
 - (v) Civic precinct (precinct no. CC5):
 - (A) accommodates civic administrative and community activities, and municipal services including the Council Administration building, Artspace regional art gallery, Senior Citizens Hall, Mackay Entertainment and Convention Centre, Jubilee Park and the Memorial pool; and
 - (B) development complements and visually integrates with the surrounding built environment (buildings, parkland and streetscapes), and respects, maintains and positively contributes to the memorial significance, ceremonial functionality and park setting of Jubilee Park; and
- (b) Movement, access and car parking:
- (i) the street network accommodates all modes of movement and transport and achieves a high level of internal and external connectivity; and
 - (ii) the network of existing laneways is maintained to:
 - (A) function as part of the City Centre's movement network, fabric and finer grained character; and
 - (B) complement on-street pedestrian pathways to provide a highly permeable, safe and pleasant pedestrian access network throughout the City Centre; and
 - (C) facilitate rear servicing of and vehicular access to buildings; and
 - (D) provide opportunities for locating urban infrastructure networks normally located at the rear of properties or on the street; and
 - (E) provide potential opportunities for temporary activities such as dining, retail, markets and public art where the primary use of the laneway for rear access and servicing is not compromised; and
 - (iii) the pedestrian access network to and within the City Centre is attractive, convenient, safe and is protected from the sun and rain; and
 - (iv) footpaths, cycle lanes and end of trip facilities through the City Centre provide a high level of accessibility for pedestrians and cyclists; and
 - (v) the location and design of vehicular access, refuse collection and service vehicle access to sites does not:
 - (A) adversely impact on the safe movement of pedestrians and adjacent road traffic; and
 - (B) fragment the continuous facade and street orientated activity on high pedestrian movement streets, particularly on Victoria Street between Carlyle Street and Milton Street and other key active frontage streets; and
 - (C) dominate the streetscape; and

- (vi) high quality public transport facilities are provided at key locations in the City Centre to facilitate efficient public transport services to, through, and within the City Centre; and
- (c) key linkages connecting the City Centre's activity and amenity nodes are strengthened by providing a high quality pedestrian environment by ensuring development has a relationship with the street frontage. The City Centre's activity and amenity nodes and the key linkages include:
 - (i) Wood Street and Sydney Street (north of Victoria Street) links the City core precinct (precinct no. CC1) to the Pioneer River frontage; and
 - (ii) Victoria Street (between Gregory Street and Milton Street) and Peel Street (north of Victoria Street), links the City core precinct (precinct no. CC1) and Caneland Central; and
 - (iii) Gordon Street / East Gordon Street (between Endeavour Street and Sydney Street) and Victoria Street (between Chain Street and Sydney Street) links the low impact industry zone to the City core precinct (precinct no. CC1); and
 - (iv) Wellington Street and Nelson Street links the civic precinct (precinct no. CC5), Bluewater Lagoon and the Pioneer River frontage; and
 - (v) Wood Street and Sydney Street links the Central Queensland University City campus and the City core precinct (precinct no. CC1); and
 - (vi) Alfred Street (between Macalister Street and Sydney Street) links the civic precinct (precinct no. CC5) and the Central Queensland University City campus; and
 - (vii) Alfred Street (between Wellington Street and Milton Street) links the civic precinct (precinct no. CC5), in particular the Mackay Entertainment and Convention Centre, and Mackay showground (Exhibition / events precinct (precinct no. CC4)); and
 - (viii) Gordon Street links the City core precinct (precinct no. CC1), civic precinct, Memorial pool and Mackay showground (Exhibition / events precinct (precinct no. CC4)); and
 - (ix) River Street links the City core precinct (precinct no. CC1), Bluewater Lagoon and Caneland Central; and
 - (x) River Street and Pioneer River frontage (east of Bluewater Quay) links the City core precinct (precinct no. CC1), Bluewater Quay and Sandfly Creek walk; and
 - (xi) Pioneer River frontage (west of Sydney Street) links Bluewater Quay, City core precinct (precinct no. CC1), Bluewater Lagoon, Caneland Park and Caneland Central via the Bluewater Trail; and
- (d) Built form - building height:
 - (i) reflects and reinforces the prominence of the City Centre as the key activity centre of a major regional city in northern Australia; and
 - (ii) transitions in intensity across the City Centre as follows:
 - (A) high-rise buildings (building height areas 1 and 2) are located in areas north of Alfred Street and in the vicinity of the Central Queensland University City campus. High-rise buildings utilise the scenic amenity offered by the Pioneer River and further support and intensify existing activity nodes such as the City core precinct (precinct no. CC1), Caneland Central and the Central Queensland University City campus; and
 - (B) medium-rise buildings (building height area 3) are located in areas south of Alfred Street, including the Mackay showground site, in order to provide a built form transition between high-rise buildings north of Alfred Street and low-rise buildings south of Shakespeare Street; and
 - (C) low-rise buildings (building height area 4) are located in the low impact industry zone east of Carlyle Street
 - (iii) the design of high-rise and medium-rise buildings, where located adjacent to the southern and south-eastern edges of the City Centre consider the interface between higher intensity development and low intensity residential built form; and

- (iv) retain, respect, not visually dominate, and integrate with buildings that have heritage character and value, particularly where located on sites located in the City core precinct (precinct no. CC1); and
 - (v) assists in the legibility of the City Centre and contributes positively to the city skyline; and
- (e) Building and public realm design:
- (i) is characterised by high quality urban design outcomes that complement and visually integrate with adjoining and nearby development to achieve a consistent cityscape and streetscape rhythm; and
 - (ii) ensures high density residential or short-term accommodation buildings in the City core precinct (precinct no. CC1) incorporate acoustic measures to mitigate noise from restaurants, hotels, bars, nightclub entertainment facilities, and other recreational activities; and
 - (iii) responds to the tropical climate, and reflects and reinforces the unique urban form, tropical image and sense of identity of the City Centre by:
 - (A) providing appropriate building setbacks for the various building types; and
 - (B) considering building materials and finishes, roofscapes, use of windows, balconies and sun control; and
 - (C) ensuring buildings address the street by providing active, articulated, pedestrian friendly and visually attractive frontages and a human scale; and
 - (D) providing landscape treatments of a high standard; and
 - (iv) considers, but does not diminish views into and out of the City Centre and vistas to important city landmarks, prominent and significant heritage buildings and natural landscape settings; and
 - (v) allows for a mix of active and passive ephemeral activities and events, and limited permanent fixtures such as public art; and
 - (vi) interacts with and contributes towards an attractive, comfortable, cool, active, safe and responsive public realm that defines and celebrates the unique character and identity of the City Centre; and
 - (vii) ensures pedestrian footpaths are protected from rain and sun by shade and shelter that is continuous and compatible with existing pedestrian shelter; allows for street trees and other landscaping; is safe, convenient and practical.

7.2.1.3 Assessment benchmarks and requirements

Part A – Benchmarks for assessable development

Table 7.2.1.3.A – Mackay city centre local plan – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Uses	
PO1 The City core precinct (precinct no. CC1) ³ forms the City Centre's boutique retail, business / administrative and leisure / entertainment hub that: (a) provides a high quality pedestrian environment and a vibrant street-orientated character; and (b) is complemented by a range of high density residential and short-term accommodation uses; and (c) does not accommodate land uses which compromise the precinct from achieving (a) and (b).	AO1.1 The City core precinct (precinct no. CC1) ³ accommodates a mix of the following uses: (a) centre activities, bar, hotel, nightclub entertainment facility and market; and (b) community activities and childcare centre; and (c) rooming accommodation, multiple dwellings and short-term accommodation (above podium levels); and (d) major sport, recreation and entertainment facility, where involving convention and exhibition centres or entertainment centres; and (e) recreation activities and park; and (f) parking station; and (g) other compatible uses.
	AO1.2 The following uses are not located within the City core precinct (precinct no. CC1) ³ : (a) outdoor business activities; and (b) service industry, car wash and service station; and (c) other uses which compromise the precinct from being the City Centre's boutique retail, business / administrative and leisure / entertainment hub with a high quality pedestrian environment and a vibrant street-orientated character.

³ The City core precinct (Precinct no. CC1) is part of the Mackay Waterfront PDA. Refer to the Mackay Waterfront PDA development scheme for development requirements and assessment under the *Economic Development Act 2012*.

Performance outcomes	Acceptable outcomes
PO2 The City mixed use precinct (precinct no. CC2)⁴ accommodates high density residential, commercial and short-term accommodation activities that: (a) supports a diverse range of commercial services and facilities, short-term accommodation offerings and high density housing throughout the City Centre; and (b) encourages high density residential development to utilise and take advantage of the: (i) proximity to employment; and (ii) high amenity value provided by the Pioneer River; and (iii) uppermost building heights of the City Centre to maximise residential yield.	AO2 The City mixed use precinct (precinct no. CC2)⁴ accommodates a mix of the following uses: (a) centre activities, hotel and market; and (b) community activities and childcare centre; and (c) multiple dwellings and short-term accommodation; and (d) recreation activities and park; and (e) other compatible uses.
PO3 The Education mixed use precinct (precinct no. CC3) accommodates: (a) Central Queensland University City campus and Saint Patrick's College; and (b) a limited range of complementary non-residential uses.	AO3 The Education mixed use precinct (precinct no. CC3) accommodates educational establishment and associated uses, and a limited range of the following uses: (a) centre activities, hotel and market; and (b) community activities and childcare centre; and (c) recreation activities and park; and (d) service industry; and (e) other compatible uses.
PO4 The Exhibition / events precinct (precinct no. CC4) accommodates the Mackay showground – a major, predominantly open air facility capable of hosting large-scale exhibitions, performances, sports and other events.	AO4 The Exhibition / events precinct (precinct no. CC4) accommodates major sport, recreation and entertainment facility and, potentially, a limited range of the following uses: (a) function facility; and (b) club; and (c) community use; and (d) emergency services; and (e) park.

⁴ North-eastern areas of the City mixed use precinct (precinct no. CC2) are part of the Mackay Waterfront PDA. Refer to the Mackay Waterfront PDA development scheme for development requirements and assessment under the *Economic Development Act 2012*.

Performance outcomes	Acceptable outcomes
PO5 The Civic precinct (precinct no. CC5) accommodates community and Council facilities including Mackay Entertainment and Convention Centre, Artspace regional art gallery, Senior Citizens Hall, Jubilee Park, Council Administration building and Memorial pool.	AO5 The Civic precinct (precinct no. CC5) accommodates: (a) community use; and (b) major sport, recreation and entertainment facility; and (c) office; and (d) outdoor sport and recreation; and (e) park; and (f) other compatible uses.
Movement, access and car parking	
PO6 Development on sites adjoining the: • existing key public transport interchange facility located on Gregory Street (between Victoria Street and Gordon Street); or • future proposed key public transport interchange facility located in the vicinity of Victoria Street (west of Peel Street), Peel Street (north or Victoria Street) and Mangrove Road, (identified on Figure 7.2.1.3.B – Mackay city centre local plan – bicycle network and key public transport interchange facilities); is designed to maintain the efficiency, safety and visual amenity of the interchange facilities by: (a) making allowance for the ultimate design of each interchange facility; and (b) providing public amenities (toilets, parent's rooms) and facilities that are designed, located and operated to be: (i) safe and convenient to public transport users; and (ii) accessible to the general public during the operation hours of public transport services; and (c) providing extensive activation measures⁵ on ground floor elevations facing the interchange facility; and (d) ensuring that the footpath providing access to the development, and any associated outdoor dining area/s, do not conflict with pedestrian movement, waiting areas and boarding / disembarkment areas associated with the interchange facility.	No acceptable outcome prescribed.

⁵ "Activation measures" include pedestrian entrances/doors, large windows and openings.

Performance outcomes	Acceptable outcomes
PO7 Public transport infrastructure, that enable public transport services to efficiently and safely move large crowds to and from the venue, is provided at major sport, recreation and entertainment facilities including: (a) Mackay showground; and (b) Mackay Entertainment and Convention Centre; and (c) other regionally significant major sport, recreation and entertainment facilities regularly hosting events that draw large crowds.	No acceptable outcome prescribed.
PO8 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	AO8 Development provides car and bicycle parking in accordance with the parking rates identified in: (a) Table 7.2.1.3.C – Mackay city centre local plan – car and bicycle parking rates; or (b) Table 9.4.2.3.B within 9.4.2 – General development requirements code, where a land use is not included in Table 7.2.1.3.C.
PO9 The bicycle network, including regional bicycle and pedestrian routes: (a) provides a high level of accessibility and allows for safe, direct and convenient movement within, to / from and through the City Centre; and (b) is maintained and/or extended.	AO9 Development on the former rail yards site (between Tennyson Street, Gordon Street, East Gordon Street, Park Street, Porter Street and Alfred Street) provides a publicly accessible north-south bicycle and pedestrian route: (a) in accordance with Figure 7.2.1.3.B – Mackay city centre local plan – bicycle network and key public transport interchange facilities; and (b) to connect the former rail corridor (south of Alfred Street) with Lawson Street; and (c) to provide a broader connection between the former rail corridor along Paradise Street and Evan Street and the Pioneer River.
PO10 The network of existing laneways is retained and, where practical, enhanced, in order to maintain: (a) pedestrian connectivity throughout the City Centre; and (b) pedestrian safety and amenity on City Centre streets by: (i) reducing the number of driveways across footpaths; and (ii) providing rear service bays for buildings; and (c) increase the diversity of public realm type by providing an intimate urban setting, and therefore add interest to the City Centre; and (d) accommodate a range of underground utility infrastructure services.	AO10.1 Existing laneways identified in Figure 7.2.1.3.C – Mackay city centre local plan – laneway network: (a) are retained including retention of laneway alignment and width; and (b) provide rear service bays (including commercial deliveries and refuse collection) for adjoining buildings; and (c) provide vehicular access to off-street car parking areas/facilities; and (d) accommodate underground utility infrastructure services where required and practical; and (e) provide for a range of permanent, semi-permanent and temporary uses, activities and events.

Performance outcomes	Acceptable outcomes
	AO10.2 Where a laneway extension or new laneway is proposed: (a) the width of the laneway extension matches the width of the existing laneway; or (b) the width of the new laneway is: (i) no less than 4 metres; and (ii) no greater than 5 metres.
PO11 Development on the Caneland Central site and sites between Mangrove Road, Peel Street and Victoria Street, provide and/or facilitate a safe, convenient, vibrant (active frontages) and comfortable (shaded and weather protection) pedestrian access that provides a strong pedestrian link between Caneland Central and Victoria Street.	AO11.1 Development expansion of Caneland Central towards Mangrove Road provides a prominent pedestrian access point that aligns with a planned or existing pedestrian crossing on Mangrove Road.
	AO11.2 Development on sites between Mangrove Road, Peel Street and Victoria Street: (a) provides a prominent pedestrian access point that aligns with a planned or existing pedestrian crossing on Mangrove Road; and (b) facilitates convenient pedestrian between Mangrove Road and Victoria Street through the site.

Performance outcomes	Acceptable outcomes
Built form – building height and internal height	
PO12 Building height: (a) reflects and reinforces the prominence of the City Centre as the principal centre of a major regional city in northern Australia; and (b) transitions in intensity across the City Centre as follows: (i) high-rise buildings are located in areas north of Alfred Street and in the vicinity of the Central Queensland University City campus and including the Caneland Central site, and: (A) utilise views and amenity provided by the Pioneer River; and (B) further support and intensify key City Centre activity nodes; and (C) recognise Alfred Street as the boundary between high intensity development to the north and medium intensity development to the south; and (D) recognise Carlyle Street as the boundary between high intensity development to the west and low intensity low impact industry development to the east; and (E) retain, respect, integrate and not visually dominate heritage value buildings in the City core precinct (precinct no. CC1); and (ii) medium-rise buildings are provided in areas south of Alfred Street and: (A) provide a built form transition between high rise buildings north of Alfred Street and low intensity residential areas south of Shakespeare Street; and (B) achieve medium intensity development on the Mackay showground site; and (iii) low-rise buildings are provided in the eastern low impact industrial zone of the City Centre; and	AO12.1 Building height is in accordance with Figure 7.2.1.3.H – Mackay city centre local plan – building heights⁶, and as follows: (a) building height area 1 – maximum height of 49 metres AHD (12+ storeys); and (b) building height area 2 – maximum height of 32 metres (10 storeys) above ground level; and (c) building height area 3 – maximum height of 17 metres (5 storeys) above ground level; and (d) building height area 4 – maximum height of 11 metres (3 storeys) above ground level. AO12.2 The maximum building height on sites containing a state heritage place – 14 metres (4 storeys) above ground level.

⁶ Open space, outdoor recreation facilities, gardens, vegetation and associated ancillary open structures on a rooftop, mentioned in AO27.2, can sit above the nominated maximum building height and must not exceed 49m AHD.

Performance outcomes	Acceptable outcomes
(c) adequately utilises the development potential to: (i) reflect the strategic nature of sites within the City Centre; and (ii) contribute toward maintaining and enhancing the City Centre as the region's primary activity hub; and (d) provides distinctive and iconic design outcomes on prominent sites.	
PO13 Where the building includes a podium, the height of the podium maintains a human scale, high quality pedestrian environment on key active frontage streets, by avoiding development that is visually overbearing as viewed from the street.	AO13 The maximum height of the podium is: (a) 8.5 metres above ground level (2 storeys) on sites with frontage to a: (i) “key active frontage – city core precinct / Victoria Street”⁷; or (ii) “key active frontage – city centre frame”⁷; and (b) 11 metres above ground level (3 storeys) on sites with “low impact industry frontages”.
PO14 The podium levels of buildings contain ceiling heights that: (a) provide a high level of amenity within the building; and (b) enable a variety of activities and uses.	AO14 Development on sites with frontage to a: • “key active frontage – city core precinct / Victoria Street”⁷; or • “key active frontage – city centre frame”⁷; or • “low impact industry frontage”; has minimum floor to ceiling height in accordance with the following: (a) 4 metres on ground floor; and (b) 3.3 metres on the first floor.

⁷ As identified in Figure 7.2.1.3.A – Mackay City Centre street frontages.

Performance outcomes	Acceptable outcomes
Built form – setbacks, building massing and length	
PO15 “Key active frontage – city core precinct / Victoria Street”: (a) is a continuation of the street frontage character of the City core (precinct no. CC1); and (b) extends along Victoria Street west of Gregory Street to provide a high quality pedestrian link between the City core precinct (precinct no. CC1) and Caneland Central; and (c) consists of development that: (i) reflects the fine grained and boutique retail character of the City core precinct (precinct no. CC1); and (ii) provides a setback between road frontages and high buildings to maintain: (A) the prominence and character of heritage buildings and traditional streetscapes; and (B) a human scale on key pedestrian-orientated streets; and (iii) is setback from side and rear setbacks to provide privacy, breezes and natural light between high-rise buildings.	AO15 Development on sites with a “key active frontage – city core precinct / Victoria Street” (as identified in Figure 7.2.1.3.A – Mackay city centre local plan – street frontages) comply with the following: (a) maximum ground floor tenancy street frontage width – 20 metres (large single occupant tenancies such as supermarkets and parking stations are sleeved with smaller tenancies); and (b) minimum setback from the street to tower (part of the building above the podium) elements: (i) to balconies and other articulation elements (such as sunshading devices) – 5 metres; and (ii) to the building wall above the podium – 8 metres; and (c) minimum setback from a laneway to tower elements (balconies or wall) – 3 metres; and (d) minimum setback from side and rear boundaries to tower elements: (i) to balconies, other articulation elements or the building wall up to a height of 20 metres (6 storeys) above ground level – 3 metres; and (ii) to balconies, other articulation elements or the building wall above a height of 20 metres (6 storeys) above ground level – 6 metres; and (e) other elements identified in Figure 7.2.1.3.D – Mackay city centre local plan – building typology 1 – key active frontage street – city core precinct/Victoria Street.
PO16 “Key active frontage – city centre frame”: (a) are located on streets that provide an important link between activity and amenity nodes throughout the City Centre; and (b) consists of intense development that: (i) frame, define and overlook streets; and (ii) promotes the active use of the Pioneer River frontage (east of Carlyle Street) and the Bluewater Trail; and (iii) is setback from side and rear setbacks to provide privacy, breezes and natural light between high-rise buildings.	AO16 Development on sites with a “key active frontage – city centre frame” (as identified in Figure 7.2.1.3.A – Mackay city centre local plan – street frontages) comply with the following: (a) minimum setback from the street to tower (part of the building above the podium) elements: (i) to balconies and other articulation elements (such as sunshading devices) – 0 metres; and (ii) to the building wall above the podium – 3 metres; and (b) minimum setback from a laneway to tower elements (balconies or wall) – 3 metres; and

Performance outcomes	Acceptable outcomes
	(c) minimum setback from side and rear boundaries to tower elements: (i) to balconies, other articulation elements or the building wall up to a height of 20 metres (6 storeys) above ground level – 3 metres; and (ii) to balconies, other articulation elements or the building wall above a height of 20 metres (6 storeys) above ground level – 6 metres; and (d) other elements identified in Figure 7.2.1.3.E – Mackay city centre local plan – building typology 2 – key active frontage street – city centre frame.
PO17 “Secondary active frontages”: (a) are located on streets that have lower levels of pedestrian activity or, on residential streets on the outer edges of the City Centre; and (b) consist of development that: (i) is setback from road frontages to provide: (A) an open, low-intensity streetscape; and (B) opportunities for tropical vegetation between the street and the building for shade and privacy; and (ii) is setback from side and rear setbacks to provide privacy, breezes and natural light between buildings.	AO17 Development on sites with a “secondary active frontage” (as identified in Figure 7.2.1.3.A – Mackay city centre local plan – street frontages) comply with the following: (a) minimum setback from the street: (i) to balconies and other articulation elements (such as sunshading devices) – 3 metres; and (ii) to the building wall above the podium – 6 metres; and (b) minimum setback from a laneway to tower elements (balconies or wall) – 3 metres; and (c) minimum setback from side and rear boundaries: (i) to balconies, other articulation elements or the building wall up to a height of 20 metres (6 storeys) above ground level – 3 metres; and (ii) to balconies, other articulation elements or the building wall above a height of 20 metres (6 storeys) above ground level – 6 metres; and (d) other elements identified in Figure 7.2.1.3.F – Mackay city centre local plan – building typology 3 – secondary active frontage.

Performance outcomes	Acceptable outcomes
PO18 “Low impact industry frontages”: (a) are located along Victoria Street, Gordon Street and East Gordon Street east of the City core precinct (precinct no. CC1); and (b) consist of development that provides high quality pedestrian linkages between the City core precinct (precinct no. CC1) and the low impact industry zone, Sandfly Creek area, Queens Park and other areas east of the City Centre.	AO18 Development on sites with a “low impact industry frontage” (as identified in Figure 7.2.1.3.A – Mackay city centre local plan – street frontages) comply with the following: (a) minimum setback from the street – 0 metres; and (b) minimum setback from side boundaries – 0 metres; and (c) for parts of the building above 5 metres (1 storey), the maximum building depth from the street to the rear of the building – 30 metres; and (d) other elements identified in Figure 7.2.1.3.G – Mackay city centre local plan – building typology 4 – low impact industry frontage.
PO19 Building mass and length of towers (part of the building above the podium) is limited to: (a) contribute toward a diverse and interesting skyline; and (b) avoid excessively bulky towers that: (i) visually dominate the streetscape, city block or that part of the City Centre; and (ii) forms overdevelopment of the site.	AO19.1 Towers (part of the building above the podium) have a maximum building length in any direction (wall to wall, not including balconies and other articulation elements) of 60 metres.
	AO19.2 Towers (part of the building above the podium) have a maximum gross floor area of 1,500m ² on each storey.
Building and public realm design	
PO20 Development located on key active frontage streets are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO20 Building podiums form street orientated development along: “key active frontage – city core precinct/Victoria Street”⁸; and “key active frontage – city centre frame”⁸; and “low impact industry frontage”⁸. Street-orientated development includes: - buildings built to, or not more than 2.5 metres from, the street boundary; and - active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and - a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and - a footpath awning over the pedestrian footpath along the full length of the frontage; and - limited or no vehicle driveways across the pedestrian footpath; and - car parking beneath, behind or within the

⁸ As identified in Figure 7.2.1.3.A – Mackay City Centre street frontages.

Performance outcomes	Acceptable outcomes
	building.
PO21 Building design and landscaping: (a) addresses secondary active frontages and public places, and provides interest in building form, materials and expression and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places; and (c) provides shade and privacy through lush tropical vegetation.	AO21.1 Development on sites with a: “secondary active frontage”; or - frontage adjoining public open space or a car park; provide the following: (a) a pedestrian entrance that is visible from the street; and (b) activation measures⁹ for a minimum of 60% of the total frontage length; and (c) articulation measures¹⁰ at a maximum spacing of every 10 metres along the frontage; and (d) vegetation between the building and the road frontage boundary in accordance with the landscaping provisions (PO39-41) within Part 9.4.1 – General development requirements code; and (e) shade trees between the road frontage boundary and the kerb in accordance with the requirements of Planning scheme policy – landscape, including all guidance documents and lists¹¹.
	AO21.2 Buildings on sites adjoining the Bluewater Trail and other public places engage with, address, overlook or activate these public spaces by: (a) locating publicly accessible active uses (indoor and outdoor) such as food and drink, shop, bar or hotel activities at ground level; or (b) providing prominent openings such as doors and windows.
PO22 Buildings with frontage to a laneway are designed to effectively address, activate and provide passive surveillance of the laneway by providing pedestrian entrances, windows and/or other openings at regular intervals.	No acceptable outcome prescribed.

⁹ “Activation measures” include pedestrian entrances/doors, large windows and openings.

¹⁰ “Articulation measures” include building line projections/recessions (minimum depth 500mm), footpath awnings, articulated roof profile, alternating materials and colours.

¹¹ Guidance documents and lists under the Planning scheme policy – landscape include the List of plant species, List of furniture and materials and Guidance document for landscape documentation.

Performance outcomes	Acceptable outcomes
PO23 Development provides a high standard of design that: (a) positively contributes to the image of the City Centre and provides a visually appealing and interesting skyline when viewed from: (i) within the City Centre; and (ii) the Bluewater Trail including the Sandfly Creek walk; and (iii) Forgan Bridge and Ron Camm Bridge (and approaches); and (iv) inner southern suburbs (West Mackay, South Mackay and East Mackay) particularly from Nebo Road, Paradise Street, Juliet Street, East Gordon Street and the Mackay Airport; and (v) inner northern suburbs (Cremorne, North Mackay and Mount Pleasant) particularly from Sams Road, Glenpark Street, Barnes Creek Road, Riverside Drive and the northern bank of the Pioneer River, Mount Oscar lookout, and nearby hills; and (b) assists in the legibility of the City Centre from surrounding areas; and (c) provides an attractive visual backdrop to the Pioneer River.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO24 Development strengthens the City Centre's sense of place and identity by maintaining and/or creating visual connections, views and vistas to built and landscape elements within and surrounding the City Centre, including: (a) Pioneer River and adjoining open space when viewed from Matsuura Drive, River Street, Burns Street, Lawson Street, Tennyson Street, Carlyle Street, Brisbane Street, Wood Street, Macalister Street and Nelson Street; and (b) heritage buildings (state heritage place or local heritage place), other prominent buildings, public areas and public art, particularly: (i) Saint Patrick's church from River Street and Gregory Street; and (ii) Technical College building from Alfred Street and Wood Street; and (iii) Civic precinct (precinct no. CC5) from Gordon Street and Nelson Street; and (c) Mount Bassett, Mount Oscar and other hills in the urban area on the northern side of the Pioneer River when viewed from Matsuura Drive, River Street (eastern section) and open space adjoining the Pioneer River; and (d) Black Mountain, Mount Blackwood and Mount Jukes and other hills and mountains to the north when viewed from Matsuura Drive, River Street (eastern section) and open space adjoining the Pioneer River; and (e) Clarke Range, Connors Range and other hinterland mountains to the west and south when viewed from Alfred Street, Gordon Street, Victoria Street and Shakespeare Street.	No acceptable outcome prescribed

Performance outcomes	Acceptable outcomes
PO25 Development on sites in the area between Carlyle Street, Victoria Street, the River Street boat ramp and the Pioneer River: (a) provide elements that reflect the area's history as a wharf and port precinct; and (b) engages with, addresses, overlooks, but does not visually dominate, the Pioneer River; and (c) provides visual and physical connectivity and integration between the City Centre and the Pioneer River; and (d) maintains the integrity and function of the levee bank. Note – Refer to the Mackay Waterfront PDA development scheme for development requirements for use in assessment.	No acceptable outcome prescribed.
PO26 Development adjoining the Pioneer River, east of Paxton's warehouse: (a) provides publicly accessible boardwalks that provide for: (i) pedestrian movement and comfort; and (ii) visual and physical access to the Pioneer River; and (iii) a range of permanent, semi-permanent and temporary activities; and (b) provides publicly accessible and active uses at boardwalk level that effectively engage with and embrace the boardwalk and the river. Note – Refer to the Mackay Waterfront PDA development scheme for development requirements for use in assessment.	AO26 Development adjoining the Pioneer River, east of Paxton's warehouse, provides a boardwalk between buildings and the river that: (a) is publicly accessible at all times; and (b) provides a minimum 5 metre wide clear area for pedestrian movement; and (c) provides additional areas: (i) for pedestrian comfort (such as seating, shade structures); and (ii) to experience the Pioneer River (viewing areas, physical access points); and (iii) for a range of permanent, semi-permanent and temporary activities (outdoor dining, markets, performance spaces; and (d) provides publicly accessible and active uses such as food and drink outlet, hotel, bar and shop at boardwalk level; and (e) provides active building frontages (pedestrian entrances/doors and full length openings / glazing) for a minimum of 75% of the total boardwalk frontage length.
PO27 Roofs are designed to: (a) provide high quality design and architectural outcomes; and (b) contribute to an interesting, diverse but coherent skyline; and (c) be accessible and provide opportunities for unique recreation experiences; and (d) minimise the visual impact of mechanical plant.	AO27.1 Building caps and rooflines contribute to: (a) the architectural quality of the building; and (b) an interesting, diverse but coherent roof forms throughout the City Centre. AO27.2 Roof top levels¹² (including podium roof tops) incorporate: (a) open space or outdoor recreation facilities for occupants of the building; and/or (b) gardens, vegetation and associated

¹² Open space, outdoor recreation facilities, gardens, vegetation and associated ancillary open structures on a rooftop can sit above the nominated maximum building height in AO12.1 and must not exceed 49m AHD.

Performance outcomes	Acceptable outcomes
	ancillary structures; and/or (c) where appropriate and practical, publicly accessible uses such as food and drink outlet and observation facilities.
PO28 Development reinforces the City Centre's grid street pattern by: (a) orientating buildings toward street frontages to: (i) define streets as important linear public spaces; and (ii) have a physical presence on the street contributing to the streetscape character; and (b) providing high quality and coherent facade design along streets; and (c) emphasising the importance and prominence of street intersections by: (i) providing distinctive landmark design outcomes; and (ii) ensuring that buildings: (A) are of a scale and form appropriate to the intersection; and (B) define, address and engage with the intersection; and (d) contribute to a distinctive and attractive 'sense of arrival' to the City Centre at key intersections.	AO28.1 Buildings (podium and tower): (a) are orientated toward street frontages; and (b) provide well-articulated facades that address and overlook the street; and (c) building facades: (i) provide visual interest in the streetscape through the inclusion of detailed design elements such as balconies, verandahs and shaped parapets; and (ii) have regard to adjoining facade characteristics. AO28.2 Buildings adjacent to a street intersection emphasise the prominence of the intersection by: (a) providing a 4 metre by 4 metre corner truncation that is dedicated as road reserve and forms part of the footpath; and (b) incorporating a 45 degree building chamfer, abutting the corner truncation, for the full height of the building; and (c) locating the building podium on the front boundaries of the site; and (d) providing a well-designed facade including: (i) windows and openings; and (ii) pedestrian entrances, particularly at the building chamfer; and (iii) projections and articulation. AO28.3 Where above ground infrastructure, service pillar or cabinet is located in the middle of the footpath as a result of a corner truncation, development relocates the above ground infrastructure to the new road boundary.

Performance outcomes	Acceptable outcomes
	AO28.4 Development provides iconic, distinctive and high quality architectural design outcomes on sites adjacent to the following gateway intersections: (a) Gordon Street and Milton Street (particularly the north-eastern corner); and (b) Victoria Street and Milton Street (particularly the north-eastern corner); (c) Shakespeare Street and Milton Street; and (d) Shakespeare Street and Sydney Street.
PO29 Landscaping, street furniture and footpath treatments are provided to the frontage of the development site that: (a) are of a high quality standard; and (b) accord with the adopted landscape, street furniture and footpath standard policy for the City Centre; and (c) reflect and reinforce the tropical image of the City Centre; and (d) extend from the street into the building foyers, onto podiums and balconies and includes tropical elements such as arbours.	No acceptable outcome prescribed.

Table 7.2.1.3.B – Mackay city centre local plan – car and bicycle parking rates

Note – The parking rates for the listed uses in Table 7.2.1.3.B override the parking rates identified in Table 9.4.1.3.B of the General development requirements code in Part 9. Parking requirements must be calculated to one decimal place. Where the decimal place is equal to or greater than 0.1 the number is rounded up. For example:

- (i) Total = 12.5 (round up to 13); or
- (ii) Total = 15.1 (round up to 16).

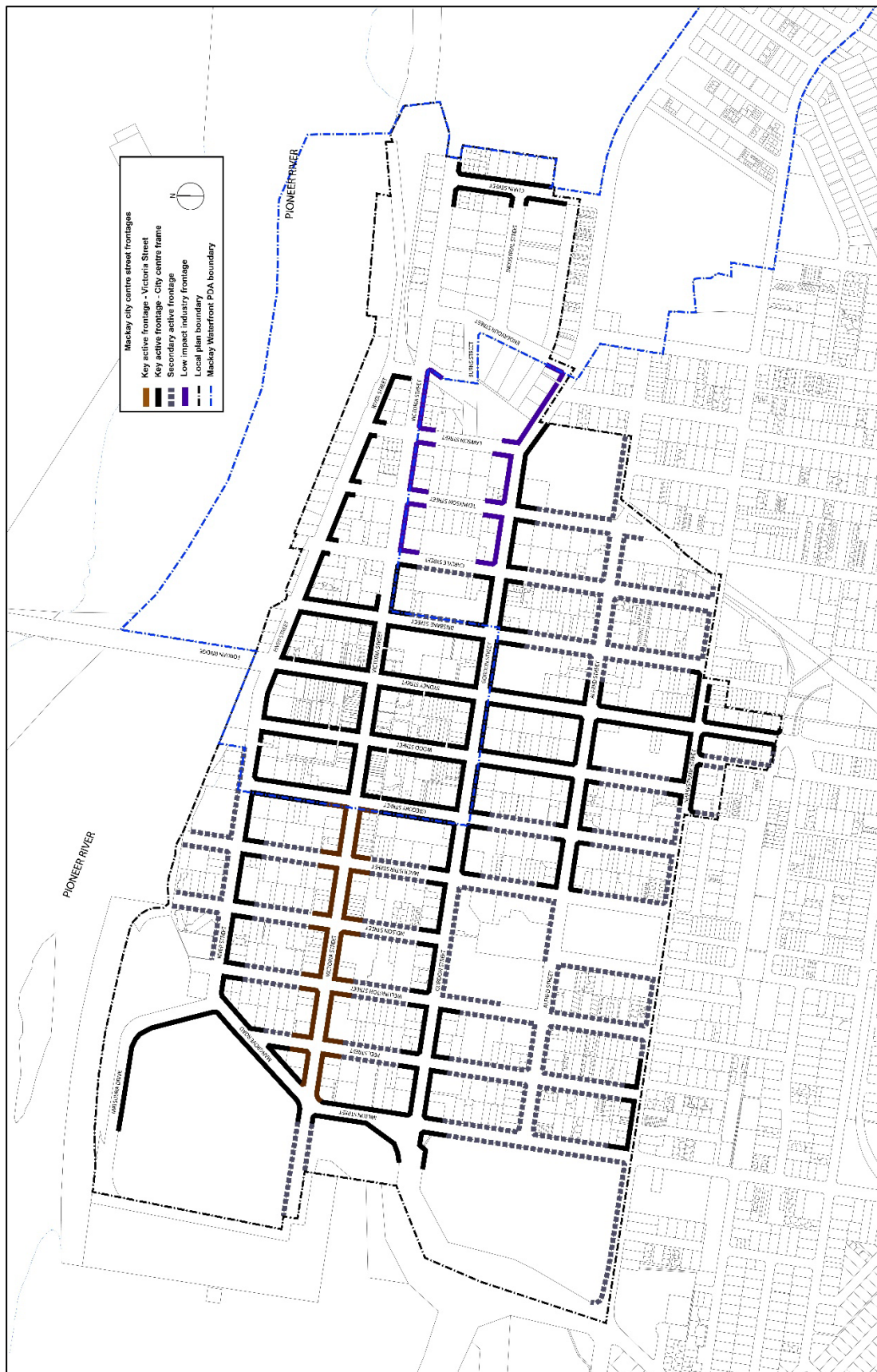
Use	Car parking rate	Bicycle parking rate
Mackay city centre local plan area		
• Adult store • Food and drink outlet • Health care services • Indoor sport and recreation • Office • Shop • Showroom • Theatre	1 space per 50m ² of gross floor area.	1 space per 250m ² of gross floor area.
• Community use	1 space per 50m ² of gross floor area.	1 space per 200m ² of gross floor area.
• Agricultural supplies store • Hardware and trade supplies • Nightclub entertainment facility • Veterinary service	1 space per 50m ² of gross floor area.	No bicycle parking rate specified.
Function facility	1 space per 50m ² of gross floor area or 0.4 spaces per patron ¹³ whichever is the greater.	No bicycle parking rate specified.
Funeral parlour	• 1 space per 50m² of gross floor area; • 1 space per 6 chapel seats.	No bicycle parking rate specified.
Garden centre	• 1 space per 50m² of gross floor area of sales area; • 1 space per 200m² of nursery site area.	No bicycle parking rate specified.
Hotel	• 1 space per 50m² of licensed area; and • 0.5 spaces per accommodation unit; and • for a serviced unit containing kitchen and/or laundry facilities: (i) 1 space per unit containing 1 bedroom; or (ii) 1.5 spaces per unit containing 2 or more bedrooms. Note – In the case of a development that includes “dual key” units, each individual keyed unit is counted as one unit for the purposes of calculating car parking spaces (“dual key” means adjoining units that can function as 2 or more separate rooming units or can be joined together to form larger unit).	1 space per 100m ² of licensed area.

¹³ “Patron” includes any person who attends the facility for an event. Therefore, patrons can include spectators, delegates, sporting competitors, performers, officials, employees and other types of participants.

Use	Car parking rate	Bicycle parking rate

Use	Car parking rate	Bicycle parking rate
Low impact industry	1 space per 50m² of gross floor area; 1 heavy vehicle space per 2,000m².	1 space per 250m ² of gross floor area.
- Dwelling unit - Multiple dwelling	1 space per unit containing 1 or 2 bedrooms; or 1.5 spaces per unit containing 3 or more bedrooms.	1 space per unit
Service station	4 spaces per service bay; 1 space per 50m² of gross floor area.	1 space per 250m ² of gross floor area.
Shopping centre	1 space per 50m² of gross floor area.	1 space per 250m ² of gross floor area.
Short-term accommodation	0.5 spaces per employee (FTE); and 0.5 spaces per accommodation unit; or - for a serviced unit containing kitchen and/or laundry facilities: (i) 1 space per unit containing 1 or 2 bedrooms; or (ii) 1.5 spaces per unit containing 3 or more bedrooms. Note – In the case of a development that includes “dual key” units, each individual keyed unit is counted as one unit for the purposes of calculating car parking spaces (“dual key” means adjoining units that can function as 2 or more separate rooming units or can be joined together to form larger unit).	No bicycle parking rate specified.
All other uses not mentioned in Table 7.2.1.3.B		
All other uses not mentioned in Table 7.2.1.3.B	Refer to Table 9.4.2.3.B within 9.4.2 – General development requirements code	Refer to Table 9.4.2.3.B within 9.4.2 – General development requirements code

Figure 7.2.1.3.A – Mackay city centre local plan - street frontages



This map illustrates the proposed bicycle network and public transport interchange facilities in the Mackay city centre. The Pioneer River is shown on the left, with a blue dashed arrow indicating a route. The city plan boundary is marked with a black dashed line. The Mackay Waterfront PDA boundary is indicated by a blue dashed line. The map features several key streets, including Pioneer Street, Gregory Street, and various streets in the city centre. The bicycle network is shown with blue lines, and the public transport interchange facilities are marked with red dots. The map also shows the area for the future 'City West' public transport interchange, indicated by a red hatched area. The legend in the top left corner provides a key for the symbols used on the map.

Mackay city centre bicycle network and key public transport interchange facilities

- Bluewater Trail
- Cycle routes
- Cross-city Link cycle route
- Gregory Street ("City Central") public transport interchange (existing)
- Area for the future "City West" public transport interchange
- Local plan boundary
- Mackay Waterfront PDA boundary

Figure 7.2.1.3.C – Mackay city centre local plan – laneway network

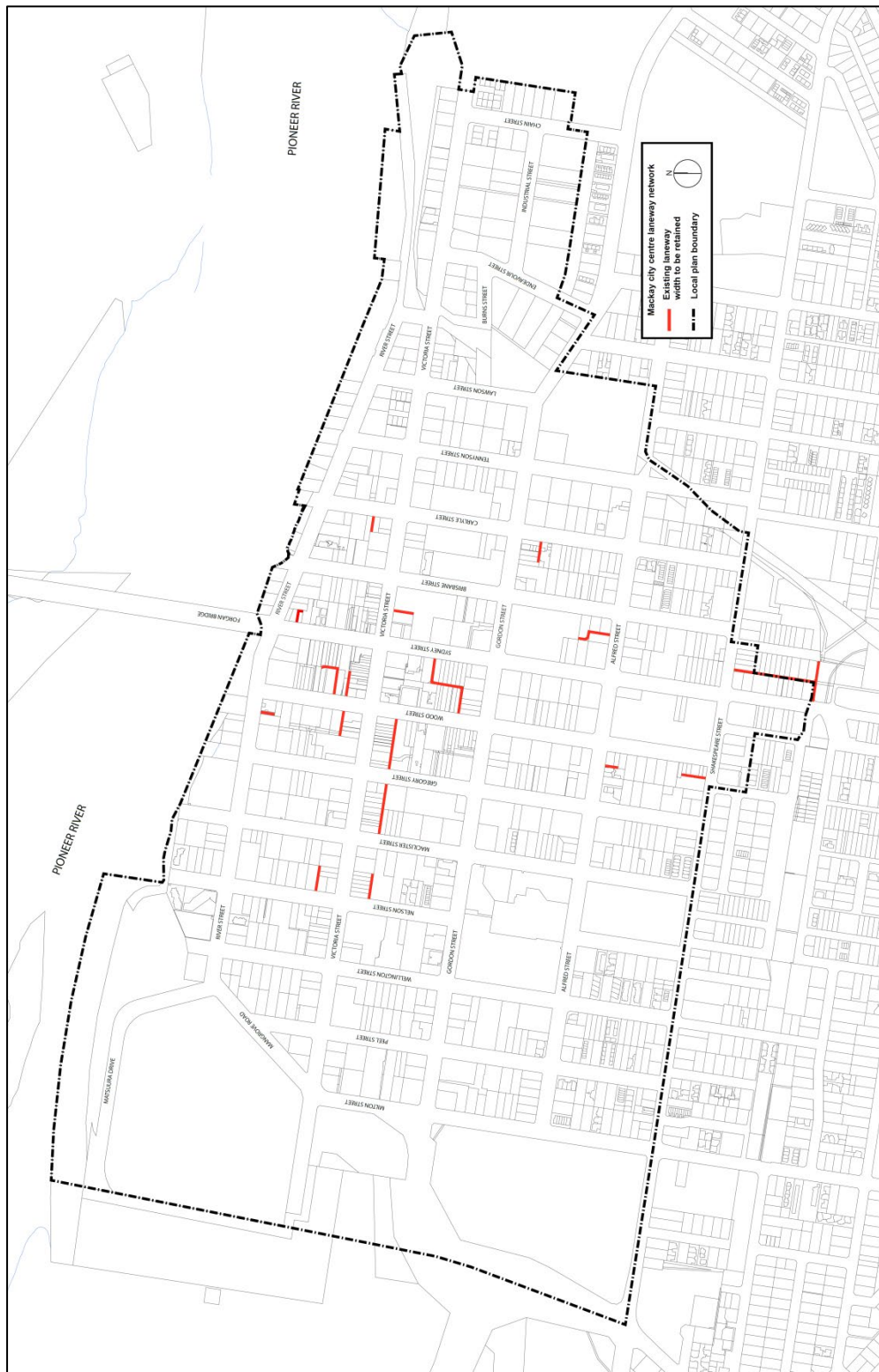


Figure 7.2.1.3.D – Mackay city centre local plan – building typology 1 – key active frontage – city core precinct / Victoria Street



Figure 7.2.1.3.E – Mackay city centre local plan – building typology 2 – key active frontage – city centre frame

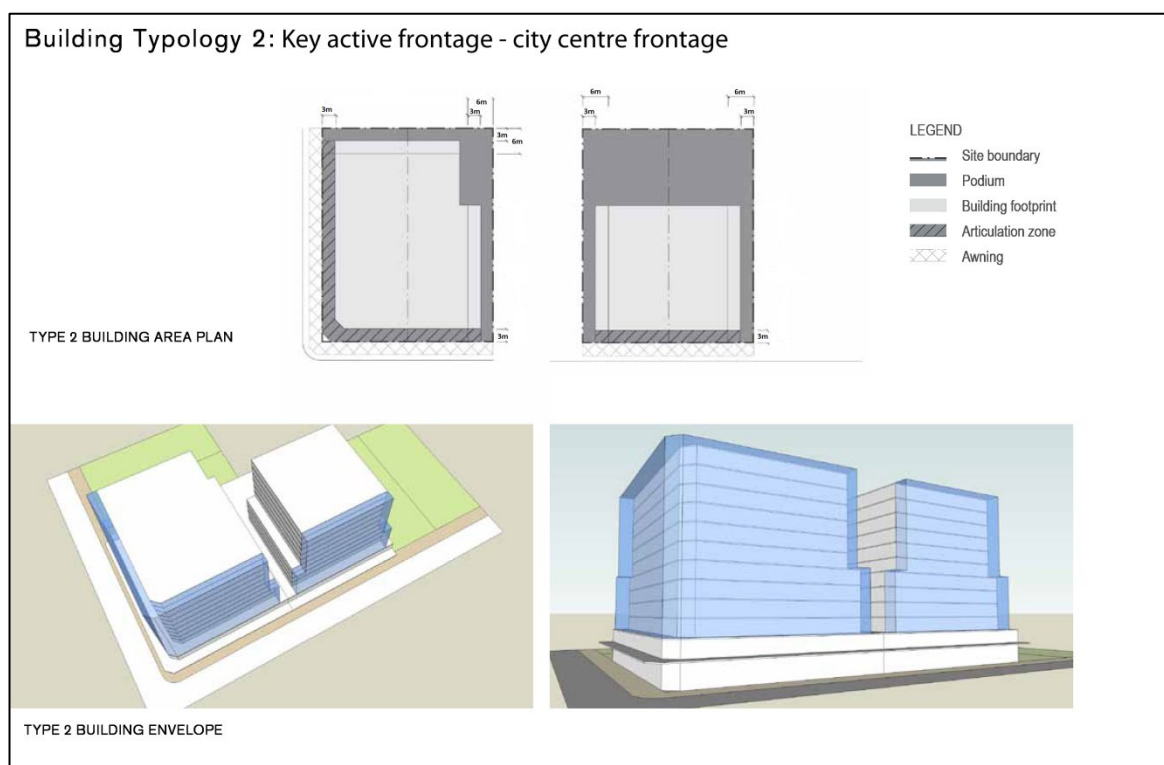


Figure 7.2.1.3.F – Mackay city centre local plan – building typology 3 – secondary active frontage

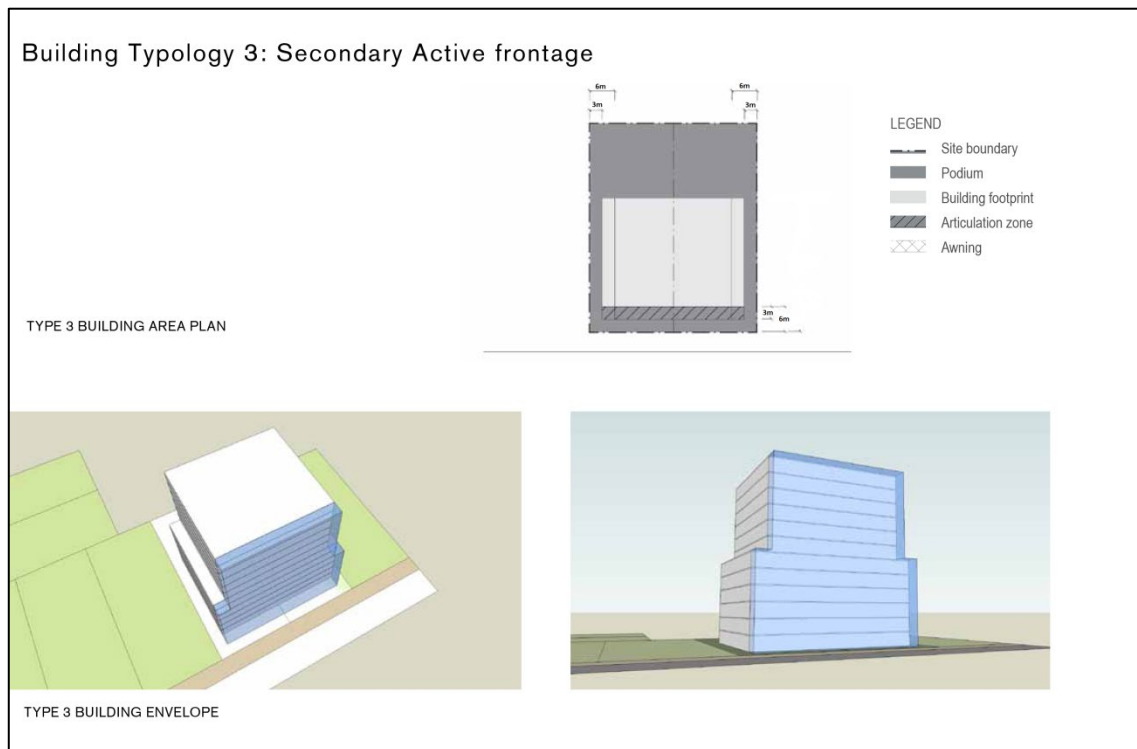
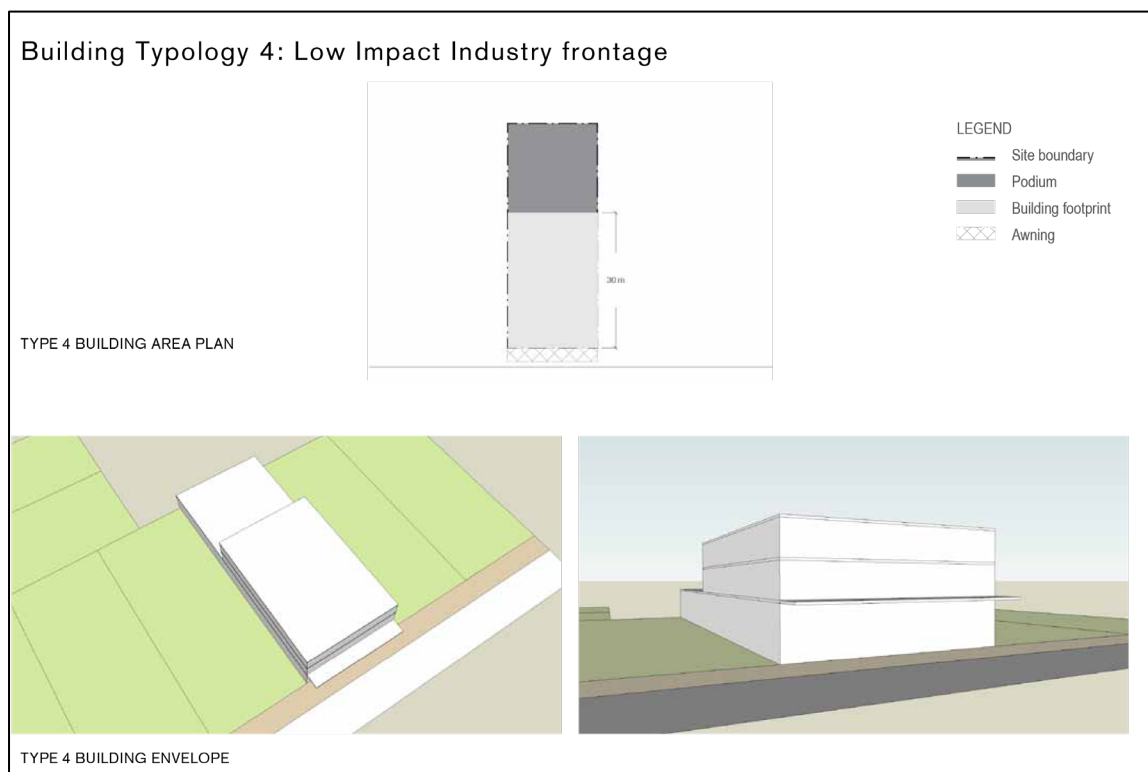


Figure 7.2.1.3.G – Mackay city centre local plan – building typology 4 – low impact industry frontage



PART 7 – LOCAL PLANS



7.2.2 Marian central local plan code

7.2.2.1 Application

This code applies to assessing development within the Marian central local plan area shown within Local plan map MC-1 contained within Schedule 2, and further illustrated in Figure 7.2.2.3.A.

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

7.2.2.2 Purpose

- (1) The purpose of the Marian Central local plan is to provide for cohesive urban form that:
 - (a) unites urban areas to the east and west of the local plan area; and
 - (b) includes an accessible, attractive and vibrant district centre; and
 - (c) is characterised by strong visual and physical connections with the Pioneer River.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Marian district centre (“the district centre”) is an accessible, attractive and vibrant community focal point that has:
 - (i) high levels of pedestrian amenity; and
 - (ii) a strong presence of street-orientated design; and
 - (iii) a strong visual and physical connection with the Pioneer River; and
 - (b) the riverfront parkland north of the district centre enables the community to engage with and utilise the Pioneer River. The riverfront park forms a focal point for the community; and
 - (c) a significant multi-purpose sub-regional sports facility, in an accessible central location south or south-west of the district centre, serves the needs of Marian and the wider Pioneer Valley community; and
 - (d) the vehicular and pedestrian / bicycle access network provides for a high level of connectivity within and through the local plan area; and
 - (e) appropriately located and well-designed higher density residential development utilises strategic land and increases the housing product diversity in the urban area.

7.2.2.3 Assessment benchmarks

Part A – Benchmarks for assessable development

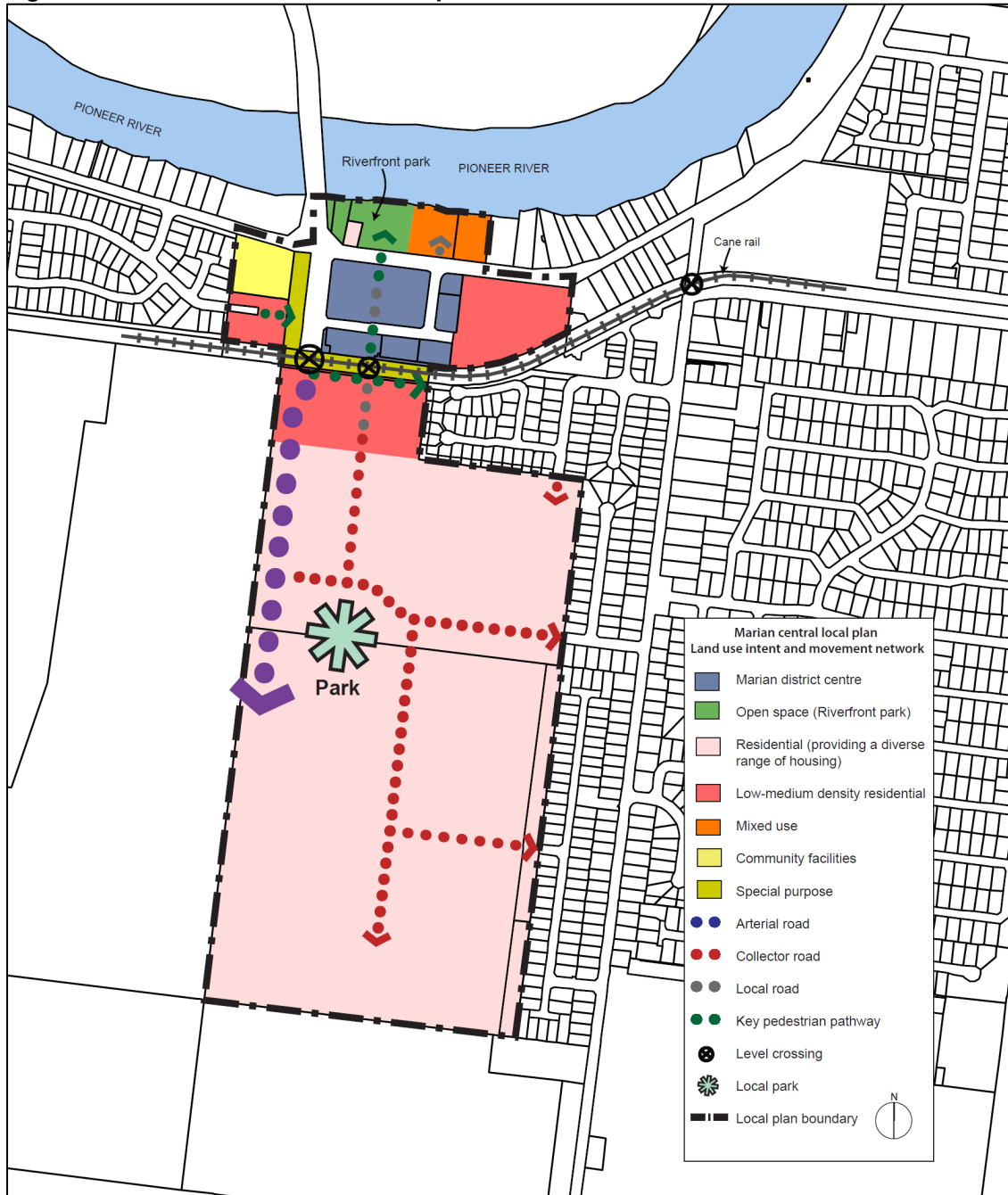
Table 7.2.2.3.A – Marian central local plan – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Marian district centre	
PO1 The district centre is characterised by: (a) built form that defines and addresses streets to contribute toward a vibrant, street-orientated character; and (b) high levels of pedestrian and vehicular connectivity with areas surrounding the centre; and (c) conveniently located public transport facilities serving efficient bus routes; and (d) attractive gateway elements defining the extent of the precinct.	AO1 The district centre is characterised by: (a) a main street (“Duffy Court”) that forms the focus of the centre and is adjoined by street orientated development; and (b) buildings that address, but do not necessarily adjoin the Anzac Avenue, Bissett Street and Hadley Street frontages; and (c) safe, convenient and attractive pedestrian access throughout the centre; and (d) a high level of connectivity to adjoining southern and eastern urban areas; and (e) public transport facilities at a central and prominent location within the centre. (f) articulated built form, active frontages and landscaping at the intersections of: (i) Anzac Avenue and Hadley Street; and (ii) David Price Way and Bissett Street.
Access network	
PO2 New roadways provide a high level of connectivity within and through the local plan area by: (a) providing for co-ordinated access across development sites; and (b) connecting with the existing road network.	AO2 Arterial roads, collector streets, local streets, and level crossings of the cane railway are co-ordinated across development sites and provided generally in accordance with Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network.
PO3 Active transport (walking and cycling) throughout the Marian Central local plan area is encouraged through the provision of safe, direct and attractive pedestrian and bicycle linkages between residential areas and important service, community and recreation nodes.	AO3 Pedestrian and cycle paths are provided generally in accordance with Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network and provide linkages between: (a) the riverfront park and the district centre; and (b) the district centre and the residential area to the south; and (c) the district centre and Grosskreutz Avenue along the southern side of the rail corridor that facilitates a direct link between the residential area south of the district centre and Marian State Primary School; and (d) Blackmur Street and the district centre.

Performance outcomes	Acceptable outcomes
PO4 Physical connectivity and common streetscape elements provide a strong sense of connection and identity between the new riverfront park, the district centre and the residential area south of the district centre	A04.1 Strong pedestrian and cycle connectivity between the riverfront park and residential area south of the district centre is provided by way of a north-south linkage that provides: (a) direct pedestrian access across Anzac Avenue between the new riverfront park and the northern end of the district centre; and (b) pedestrian facilities at the cane tramline level crossing; and (c) footpaths on both sides of the north-south collector street south of the district centre.
	A04.2 Common landscaping (plant species) and street furniture elements are used and provided: (a) in the riverfront park; and (b) throughout the district centre; and (c) along the north-south collector road south of the district centre; and (d) in the park south of the district centre.
Higher density residential development	
PO5 Higher density residential development is provided in the area south of the district centre to: (a) efficiently utilise this strategically important land; and (b) take advantage of the land's convenience and amenity; and (c) increase the diversity of housing product available in the Marian central local plan area.	A05 In accordance with Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network, Low-medium density residential development: (a) is provided in the area immediately south of the district centre; and (b) is interspersed throughout low density residential development on land further south.
Open space	
PO6 Centrally located and connected parkland: (a) contributes towards a strong sense of identity; and (b) provides unique recreation opportunities and visual and physical access to the riverfront.	A06.1 A riverfront park is provided between Anzac Avenue and the Pioneer River in accordance with Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network.
	A06.2 A park south of the district centre is provided in accordance with Figure 7.2.2.3.A – Marian central – land use intent and movement network.
PO7 A multi-purpose sub-regional sports facility (sports fields and associated facilities serving Marian and other areas in the Pioneer Valley) is provided on useable land and in a centralised location in close proximity to the district centre.	A07.1 A sub-regional sports facility is provided south, in accordance with the identified park on Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network, or south-west of, and in close proximity to, the district centre.

Performance outcomes	Acceptable outcomes
	A07.2 The sub-regional sports facility has: (a) a minimum area of 8 hectares; or (b) an area and dimensions suitable for accommodating: (i) 2 x full sized ovals (suitable for accommodating Cricket and Australian Rules Football); and (ii) 2 x full sized rectangular fields (suitable for accommodating Rugby League, Rugby Union and Soccer); and (iii) 4 x courts (suitable for accommodating Netball, Basketball and other court-based sports); and (iv) 1 x multi-use clubhouse and change room facilities; and (v) interspersed spectator and passive recreation areas and appropriate separation areas between facilities; and (vi) an adequate amount of car parking.
	A07.3 The sub-regional sports facility is provided on well-drained land that is not subject to regular or prolonged periods of inundation.

Figure 7.2.2.3.A – Marian central local plan – land use intent and movement network



Part 8 Overlays

8.1 Preliminary

- (1) Overlays identify areas in the planning scheme that reflect state and local level interests and have one or more of the following characteristics:
 - (a) there is a particular sensitivity to the effects of development;
 - (b) there is a particular constraint on land use or development outcomes;
 - (c) there is the presence of valuable resources; and
 - (d) there are particular opportunities for development.
- (2) Overlays are mapped and included in Schedule 2.
- (3) The changed category of development or assessment, if applicable, for development affected by an overlay are in Part 5, section 5.10.
- (4) Some overlays may be included for information purposes only. This should not result in a change to the category of development or assessment or any additional assessment benchmarks.
- (5) Assessment benchmarks for an overlay may be contained in one or more of the following:
 - (a) a map for an overlay;
 - (b) a code for an overlay;
 - (c) a zone code;
 - (d) a local plan code; or
 - (e) a development code.
- (6) Where development is proposed on premises partly affected by an overlay, the assessment benchmarks for the overlay only relate to the part of the premises affected by the overlay.
- (7) The overlays for the planning scheme are:
 - (a) Acid sulfate soils overlay;
 - (b) Agricultural land overlay;
 - (c) Airport environs overlay;
 - (d) Biodiversity overlay;
 - (e) Bushfire hazard overlay;
 - (f) Extractive resources and high impact activities overlay;
 - (g) Flood and coastal hazards overlay;
 - (h) Flood risk (Finch Hatton) overlay;
 - (i) Heritage and neighbourhood character overlay;
 - (j) Landscape character and image corridor overlay;
 - (k) Landslide hazard overlay;
 - (l) Regional infrastructure overlay;
 - (l) Road hierarchy overlay; and
 - (m) Transport noise corridor overlay.

- (8) The following are the overlay codes for the planning scheme:
- (a) Acid sulfate soils overlay code;
 - (b) Agricultural land overlay code;
 - (c) Airport environs overlay code;
 - (d) Biodiversity overlay code;
 - (e) Bushfire hazard overlay code;
 - (f) Extractive resources and high impact activities overlay code;
 - (g) Flood and coastal hazards overlay code;
 - (h) Flood risk (Finch Hatton) overlay code;
 - (i) Heritage and neighbourhood character overlay code;
 - (j) Landscape character and image corridor overlay code;
 - (k) Landslide hazard overlay code; and
 - (l) Regional infrastructure overlay code.
- (9) The following overlays for the planning scheme are for information purposes only:
- (a) Road hierarchy overlay (overlay involves map for information purposes only and therefore no overlay code is provided in Part 8); and
 - (b) Transport noise corridor overlay (overlay involves map for information purposes only and therefore no overlay code is provided in Part 8).

8.2 Overlay codes

8.2.1 Acid sulfate soils overlay code

8.2.1.1 Application

This code applies to assessing development within the acid sulfate soils overlay.

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

8.2.1.2 Purpose

- (1) The purpose of the acid sulfate soils overlay code is to ensure that development in areas known to contain, or potentially containing acid sulfate soils, avoids the disturbance of acid sulfate soils or minimises the release of acid and metal contaminants.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in areas known to contain, or potentially containing acid sulfate soils, avoids disturbance or implements appropriate investigation and management techniques to minimise the release of acid and metal contaminants to:
 - (i) maintain ecological quality of the natural environment, particularly water quality; and
 - (ii) protect human health and wellbeing; and
 - (iii) minimise adverse effects on the built environment, particularly corrodible assets on the site and on surrounding sites.

8.2.1.3 Assessment benchmarks

Part A – Benchmarks for Assessable development

Table 8.2.1.3.A – Acid sulfate soils overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
PO1 Development in areas known to contain, or potentially containing acid sulfate soils, implements appropriate investigation and management techniques to: (a) maintain the ecological quality, particularly the water quality within the subject site and on surrounding sites; and (b) prevent the accelerated corrosion of built structures such as buildings, roads, bridges and utility infrastructure.	AO1.1 An Acid Sulfate Soils Investigation Report in accordance with the following is provided: (a) prepared by a suitably qualified person; and (b) prepared in accordance with the <i>Queensland Sampling Guidelines</i> and soil analysis according to the <i>Laboratory Methods Guidelines</i> or <i>Australian Standard AS4969</i>; and (c) demonstrates: (i) the sampling and technical analysis procedures adopted in the investigation; and (ii) details on the water table; and (iii) the location, area, depth and volume of acid sulfate soil to be disturbed; and (iv) the maximum existing and potential acidity of identified acid sulfate soils.

Performance outcomes	Acceptable outcomes
	AO1.2 Where the Acid Sulfate Soils Investigation Report finds that the development will disturb acid sulfate soils, the development complies with an Acid Sulfate Soils Environmental Management Plan that: (a) is prepared by a suitably qualified person; and (b) is prepared in accordance with the <i>Queensland Sampling Guidelines</i> and soil analysis according to the <i>Laboratory Methods Guidelines</i> or <i>Australian Standards AS4969</i>; and (c) demonstrates: (i) the proposed method of treating / managing disturbed acid sulfate soils and surface drainage waters from areas containing disturbed acid sulfate soil; and (ii) the proposed method of maintaining water table levels in and adjacent to disturbed areas, or management of acid sulfate soils if the water table is lowered below the acid sulfate soils layer.
	AO1.3 The disturbance of acid sulfate soils avoids the release of acid and metal contaminants by: (a) neutralising acidity and maintaining water quality at more than 5.5pH; and (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment.

8.2.2 Agricultural land overlay code

8.2.2.1 Application

This code applies to assessing development within the agricultural land overlay.

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

8.2.2.2 Purpose

- (1) The purpose of the agricultural land overlay is to ensure development on or near agricultural land¹ maintains the productive capacity of the land for agricultural purposes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development that fragments, alienates or diminishes the productive capacity of agricultural land for agricultural purposes is avoided; and
 - (b) agricultural activities on agricultural land is protected and promoted; and
 - (c) the full productive capacity of agricultural land for agricultural purposes is not compromised by the location of sensitive land uses that will prevent or constrain current or future farming operations.

8.2.2.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.2.3.A – Agricultural land overlay – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Development on agricultural land	
PO1 Development utilises or maintains the productive capacity of agricultural land for agricultural purposes, unless: (a) an overriding need in the public interest is demonstrated; and (b) no alternate sites (not on agricultural land) are available.	AO1.1 Agricultural land accommodates the following agricultural activities and uses that are ancillary, support or complement agricultural land: (a) animal husbandry; and (b) cropping; and (c) intensive animal industry; and (d) intensive horticulture; and (e) major electricity infrastructure; and (f) out-building/s associated with an agricultural activity; and (g) rural industry; and (h) small-scale residential uses including dwelling house, dwelling unit, caretaker's accommodation and rural workers' accommodation; and (i) utility installation other than a mail depot, sewerage treatment plant, waste (refuse) management facility or water treatment plant.

¹ "Agricultural land" is a collective term for all land identified as "Agricultural land class A and B" and "Locally Important Agricultural Areas" on the Agricultural land overlay mapping

Performance outcomes	Acceptable outcomes
	AO1.2 Development for uses not mentioned in AO1.1: (a) is located outside areas identified as Agricultural land class A and B and Locally important agricultural areas; or (b) does not result in more than 2,000m² of land being taken out of agricultural production and: (i) occupies the same location as a previous non-agricultural use and/or co-locates with existing buildings; or (ii) is located on the least agriculturally productive part/s of the site²; or (iii) is not setback more than: (A) 24 metres from an arterial road; and (B) 12 metres from a sub-arterial road, collector street or access street.
Assessable development	
PO2 Development manages potential sources of contamination by avoiding: (a) adverse affects on the physical and chemical properties of the soil; and (b) contamination of the soil that would restrict cropping options by inhibiting crop emergence and/or growth; and (c) heavy metal contamination of the soil.	No acceptable outcome prescribed.
PO3 Soil and topographic conditions are rehabilitated to the previous condition upon the cessation of a temporary use on good quality agricultural land.	No acceptable outcome prescribed.
PO4 Long-cycle cropping ³ does not fragment, alienate and result in the loss of or diminish the agricultural productive capacity of the sugar industry, other short-cycle crops or animal husbandry related activities.	AO4 Long-cycle cropping is not located in a Locally important agricultural area unless: (a) an overriding community need for the development is demonstrated; and (b) no alternate sites (not on Locally important agricultural area) are available; and (c) the use will not compromise the viability of local sugar industry infrastructure (e.g. cane rail, sugar mills).

² “Least agriculturally productive part of the site” means land not identified as agricultural land or land encumbered by site constraints such as poor soil, terrain, accessibility and other factors inhibiting agricultural capacity.

³ “Long-cycle cropping” means cropping that has a harvesting frequency of 8 years or more – for example, Cropping where involving forestry for wood production.

Performance outcomes	Acceptable outcomes
PO5 Reconfigured lots: (a) maintain or improve the agricultural productive capacity, access and utility of agricultural land; and (b) do not fragment, alienate or diminish the productive capacity of agricultural land; and (c) do not increase potential conflict between agricultural and non-agricultural uses; and (d) minimise encroachment on agricultural resources to ensure viable tracts of agricultural land are maintained. Note – Development may satisfy the performance outcome through policy that facilitates the transfer of development rights as an acceptable outcome, where such a policy exists.	AO5 Reconfigured lots maintain the agricultural productive capacity, access and utility of agricultural land by: (a) resulting in a lesser number of lots; or (b) improving the utility and efficiency of the lot/s for agricultural activities; or (c) where through a boundary realignment: (i) separating: A. agriculturally productive and non-agriculturally productive land; or B. different land uses; or C. infrastructure; or (ii) resolving an encroachment issue/s, where a house, structure or driveway / access way is built over a boundary line, are resolved.
Separation distances for sensitive land uses	
PO6 Separation and/or buffering between sensitive land uses and agricultural land: (a) minimises potential land use conflicts; and (b) provides a high level of amenity for sensitive land uses.	AO6 Sensitive land uses are separated from agricultural land by a buffer with a minimum width of 40 metres⁴.

⁴ Buffers may be publicly owned (roads, parks, drains) or privately owned (subject to an appropriate building envelope / line) land and may include measures (such as vegetation and fences) to mitigate potential impacts from agricultural activities.

8.2.3 Airport environs overlay code

8.2.3.1 Application

This code applies to assessing development within the airport environs overlay.

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

8.2.3.2 Purpose

- (1) The purpose of the airport environs overlay code is to:
 - (a) ensure development maintains the safety, efficiency and operational integrity of Mackay Airport and associated aviation facilities; and
 - (b) minimise safety risks and maintain the amenity of development in close proximity to Mackay Airport.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) safety risks for aircraft approaching and departing from Mackay Airport are minimised through ensuring that:
 - (i) development and associated activities is limited and avoids increasing public safety risks within the airport public safety areas; and
 - (ii) inappropriate development such as buildings, structures and other obstructions avoid being located within close proximity to aviation facilities to maintain and not compromise their operation; and
 - (iii) development and associated activities do not create incompatible intrusions, or compromise aircraft safety, in operational airspace; and
 - (iv) development does not generate air emissions, attract wildlife and include inappropriate lighting that compromises aircraft safety; and
 - (b) development in close proximity to Mackay Airport is compatible with forecast levels of aircraft noise within the 20 ANEF contour and greater.

8.2.3.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.3.3.A – Airport environs overlay – assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development – Australian Noise Exposure Forecast (ANEF) contours	
PO1 Sensitive land uses and uses supported by onsite employees within the ANEF contours are appropriately located and designed to prevent adverse impacts from aircraft noise to achieve a high level of amenity.	AO1.1 Development within the 20 ANEF contour or greater is designed and constructed to attenuate aircraft noise by achieving the following indoor design sound levels: (a) for caretaker's accommodation, community residence, dual occupancy, dwelling house, dwelling unit, multiple dwelling, nature-based tourism, relocatable home park, residential care facility, resort complex, retirement facility, rural workers' accommodation, tourist park and workforce accommodation: (i) 50 dB for sleeping areas; and (ii) 55 dB for other habitable areas; and

Performance outcomes	Acceptable outcomes
	(b) 50 dB for educational establishments, childcare centres, hospitals, health care services, community use and place of worship; and (c) 55 dB for sleeping areas within short term accommodation, hotel and rooming accommodation; and (d) 55 dB for offices.
	A01.2 Development accords with <i>AS2021 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction</i>.
Assessable development	
Protection of aviation facilities	
PO2 Development does not interfere with the function of aviation facilities⁵.	A02.1 Development located within the building restriction area for an aviation facility does not create: (a) permanent or temporary physical obstructions in the line of sight between antennas; (b) an electrical or electromagnetic field that will interfere with signals transmitted by the facility; and (c) reflective surfaces that could deflect or interfere with signals transmitted by the facility.
	A02.2 Development located within the building restriction area for an aviation facility is designed and constructed to mitigate adverse impacts on the function of the facility.
Public safety area	
PO3 The following development is avoided within the public safety area to maintain and not compromise the safety and operational efficiency of the airport: (a) uses that increase the number of residents, employees or people participating in recreation activities, other than intensification within, and provided for by, the Medium density residential zone and Low density residential zone; and (b) uses involving the manufacture or bulk storage of hazardous (explosive or noxious) or flammable material.	No acceptable outcome prescribed.

⁵ Development should be referred to Airservices Australia for assessment if it is located within aviation facility "Building restriction area – zone A". SPP Guideline – Strategic airports and aviation facilities provides guidance on meeting the outcomes.

Performance outcomes	Acceptable outcomes
Operational airspace - Obstacle limitation surface	
PO4 Development does not obstruct the operational airspace or interfere with the safe and efficient operation of Mackay Airport.	AO4.1 Development, associated equipment used during construction (such as cranes) and landscaping (at maturity) does not exceed the obstacle limitation surface height ⁶ .
	AO4.2 Development involving transient aviation activities not directly associated with Mackay Airport, such as parachuting, hot air ballooning and hang-gliding; do not occur within the airport's operational airspace including above or below the obstacle limitation surface.
Operational airspace – Lighting and reflective surfaces	
PO5 Development within the lighting management area does not include external lighting (fixing, operation, strength and direction of any lighting) or reflective surfaces where such fixtures could distract and confuse pilots and increase the risk of an aircraft incident.	AO5.1 Development within the lighting management area avoids: (a) straight parallel lines of lighting of a length between 500 metres and 1,000 metres; and (b) the fixing of external upwards-facing lighting and other bright light sources; (c) flare plumes; and (d) reflective surfaces; and (e) flashing, laser and sodium lights.
	AO5.2 External lighting is designed in accordance with CASA guideline, " <i>Lighting in the vicinity of aerodrome: Advice to lighting designers</i> ".
Operational airspace - Emissions	
PO6 Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in Mackay Airport's operational airspace.	AO6.1 Development within the wildlife hazard buffer zone – 13 kilometres, does not emit gaseous plumes at a velocity exceeding 4.3 metres per second.
	AO6.2 Development within the wildlife hazard buffer zone – 13 kilometres that emits smoke, dust, ash, steam or gaseous plumes exceeding 4.3 metres per second, is designed and constructed to mitigate adverse impacts of emissions upon operational airspace by maintaining: (a) visibility for aircraft pilots and air traffic control officers; and (b) safe operation of aircraft engines and other equipment.

⁶ Any building (including construction equipment), structure or landscaping (whether temporary or permanent) that exceeds the obstacle limitation surface is referred to the airport operator and Civil Aviation Safety Authority (CASA) and complies with any CASA directives.

Performance outcomes	Acceptable outcomes
Operational airspace - wildlife hazard	
P07 Development does not compromise safe aircraft movement by attracting birds and bats within operational airspace.	A07.1 Development involving the following are not located within the wildlife hazard buffer zone – 3 kilometres: (a) food handling or food processing that is an industrial activity; and (b) animal husbandry and other uses involving stock handling or slaughtering, stables, pig production, or wildlife keeping outside enclosures; and (c) aquaculture involving any fish growing areas or handling, processing, packing or storage that is not fully contained within an enclosed building; and (d) cropping involving fruit tree or turf production; and (e) intensive animal industries involving pig production; and (f) other uses involving waste; and management operations or food production; and (g) tourist attraction where involving a zoo; and (h) lakes, ponds or other types of development involving permanent bodies of water.
	A07.2 Adequate measures preventing the attraction of birds and bats into operational airspace are implemented where uses mentioned in A07.1 are located within the wildlife hazard buffer zone - 8 kilometres. These measures include: (a) providing contained refuse storage; and (b) outdoor areas are kept in a clean state (free from waste) at all times; and (c) no outdoor stockpiles of waste.
	A07.3 Development involving the disposal of putrescible waste does not occur within the wildlife hazard buffer zone - 13 kilometres.

8.2.4 Biodiversity overlay code

8.2.4.1 Application

This code applies to assessing development within the Biodiversity overlay.

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

8.2.4.2 Purpose

- (1) The purpose of the biodiversity overlay code is to ensure that development maintains the ecological integrity of significant vegetation and wildlife habitat areas, natural waterways and natural wetlands.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the ecological integrity and functionality of environmentally significant vegetation and wildlife habitat areas, waterways and wetlands is maintained by ensuring that development:
 - (i) retains elements of ecological importance; and
 - (ii) effectively mitigates potential environmental, amenity, hydrologic and access impacts; and
 - (b) where relevant, the ecological integrity and functionality of environmentally significant vegetation and wildlife habitat areas, waterways and wetlands is improved through rehabilitation measures and enhancing regional ecological connectivity.

8.2.4.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.4.3A – Biodiversity overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
PO1 Development is located, designed and operated to maintain ecological integrity and functionality within, adjoining and near the site by: (a) retaining high value vegetation and habitat areas, waterways and wetlands; and (b) mitigating environmental and amenity impacts; and (c) maintaining stormwater and hydrologic characteristics; and (d) managing access for vehicles, pedestrians, domestic animals native fauna and fish passages; and (e) rehabilitating degraded areas and improving regional ecological connectivity by providing habitat linkages between areas of ecological significance.	AO1.1 Development avoids areas of ecological significance as follows: (a) reconfiguring a lot does not increase the number of lots encroaching on environmentally significant vegetation and wildlife habitat areas and waterways and wetlands; and (b) buildings and constructed outdoor parking, recreation or storage areas avoid environmentally significant vegetation and wildlife habitat areas and waterways and wetlands.
	AO1.2 Development avoids being located within the following specified distances: (a) 200 metres of a wetland outside an urban area; or (b) 50 metres of a wetland within an urban area; or (c) 50 metres of a waterway.

Performance outcomes	Acceptable outcomes
	AO1.3 If compliance with AO1.1 and/or AO1.2 cannot be achieved and it is demonstrated that: • there is an overriding community need for the development in social, economic or ecological terms; and • the development: – cannot be reasonably located elsewhere; or – is entirely reliant being located within environmentally significant vegetation and wildlife habitat areas or waterway and wetland; the development is located, designed and operated to ensure minimal environmental impacts by: (a) locating development within areas of the least ecological significance (e.g. already cleared areas); and (b) ensuring remaining area/s of ecological significance within the site are retained and protected; and (c) management of the following to maintain natural ecological values within, adjoining and near the site: (i) potential noise, light (glare and artificial light), air quality (emissions, dust, odour) is waste (wastewater, refuse) impacts; and (ii) stormwater and hydrology: (A) flow paths and water levels; and (B) storage capacity and duration; and (C) volume, concentration, velocity and quality of discharge; and (D) water salinity; and (iii) restricting access within and through the site by vehicles, pedestrians and domestic animals as necessary; and (iv) providing for unrestricted access for native fauna within and through the site, or restricting access to avoid potential safety / nuisance issues as necessary; and (d) improving the ecological function of areas within the site though the: (i) rehabilitation of degraded areas; and/or (ii) provision of new linkage/s between areas of ecological significance.

Performance outcomes	Acceptable outcomes
PO2 Development avoids land degradation within, and in close proximity to, waterways and wetlands through: (a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scaling; and (b) loss or modification of chemical, physical or biological properties or functions of soils.	AO2.1 Earthworks are not carried out within waterways and wetlands.
	AO2.2 In waterway and wetland buffer areas, modified land gradients do not exceed the following: (a) very stable soils – no gradient specified; or (b) stable soils – 32%; or (c) unstable soils – 10%; or (d) very unstable soils – 1%.

8.2.5 Bushfire hazard overlay code

8.2.5.1 Application

This code applies to the assessment of development:

- (1) within a bushfire hazard area or within 100 metres of a bushfire hazard area as identified on the bushfire hazard overlay maps within schedule 2 (SC2.5 Overlay mapping), and
- (2) where the bushfire hazard overlay code is identified in the assessment benchmark column in the bushfire hazard table of assessment within Part 5 (Table 5.10.5 Bushfire overlay).

Notes:

1. When using this code, reference should be made to section 1.5 and where applicable, section 1.6 located in Part 1, and section 5.3.3 located in Part 5.
2. For the purposes of section 32(a) of the *Building Act 1975* and part 3, section 7 of the *Building Regulation 2021*, land identified within the bushfire hazard areas (very high, high and medium), and within 100 metres of a bushfire hazard area on the Bushfire hazard overlay map: maps BH - 1 to BH - 20, BH - 22 to BH - 26, BH - 28 to BH - 42, BH - 44 to BH - 53, BH - 55 to BH - 82, are 'designated bushfire prone areas'. Relevant sections of the Building Code of Australia and AS3959 "Construction of Buildings in Bushfire-prone Areas" apply to development within the 'designated bushfire prone areas' identified on the Bushfire hazard overlay map: maps BH - 1 to BH - 20, BH - 22 to BH - 26, BH - 28 to BH - 42, BH - 44 to BH - 53, BH - 55 to BH - 82.
3. Bushfire hazard overlay mapping in schedule 2 (SC2.5 Overlay maps), should be read in conjunction with a detailed site-specific assessment undertaken in accordance with the relevant methodologies set out in the *Bushfire Resilient Communities Technical Reference Guide* authored by Queensland Fire and Emergency Services (QFES), to determine the actual level of potential bushfire hazard on a given site.

8.2.5.2 Purpose

- (1) The purpose of the bushfire hazard overlay code is to ensure that the risk to life, property, and the environment, as a result of bushfire, is mitigated to an acceptable or tolerable level.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development avoids medium, high and very high bushfire hazard areas, and intolerable risk; and
 - (b) siting of development to avoid the removal of existing vegetation for bushfire protection purposes; and
 - (c) development is located and designed to minimise the exposure and vulnerability of people and property at risk from bushfires; and
 - (d) development contributes to effective and efficient emergency response and recovery capabilities, ensuring that safe evacuation from bushfire events can be facilitated; and
 - (e) rehabilitation, revegetation and landscaping does not increase the risk to people or property; and
 - (f) development only establishes or intensifies:
 - (i) vulnerable uses within the bushfire hazard area where no other option exists to provide the necessary level of service; or
 - (ii) community infrastructure for essential services within the bushfire hazard area where necessary to provide an adequate level of service to the existing and projected population; and

- (g) development avoids or mitigates the risk to public safety and the environment from the manufacturing or storage of materials that are hazardous in the context of bushfire.

Note – It is recognised there may be circumstances where flexibility in the application of the code to development applications in mapped bushfire hazard areas may be appropriate, for example:

1. Where mapping contains inconsistencies that are yet to be corrected through state or local government verification, for example potential bushfire intensity areas over roads or fully developed areas; or
2. Where mapping does not reflect the most up to date situation, for example areas have been cleared as part of earlier approvals.

8.2.5.3 Assessment benchmarks

Part A – Benchmarks for accepted development subject to requirements

Table 8.2.5.3.A – Bushfire hazard overlay – accepted development subject to requirements

Performance outcomes	Acceptable outcomes
Dwelling houses	
PO1 Development achieves an acceptable or tolerable risk to people through: (a) siting in areas of tolerable risk; and (b) providing access for evacuation and firefighting vehicles; and (c) providing asset protection zones. Note – The preparation of a bushfire management plan in accordance with both the QFES Bushfire resilient communities document and Council's Planning scheme policy – bushfire is required to demonstrate compliance with this performance outcome.	AO1.1 The development complies with an existing approved Bushfire Management Plan as referenced within an approval for reconfiguring a lot. Note – If AO1.1 is complied with then compliance with AO1.2 and AO1.3 is not required. Alternatively, if development can comply with AO1.2 and AO1.3 then compliance with AO1.1 is not required.
	AO1.2 Development is: (a) located within 60 metres of the road frontage; and (b) provided with a minimum four metre wide access driveway to the road frontage with a gradient that does not exceed 12.5%; and (c) located in the lowest hazard area on the site as per the following order: (i) within 100 metres of a bushfire hazard area; or (ii) if not possible to locate as per (c)(i), then locate in the medium bushfire hazard area; or (iii) if not possible to locate as per (c)(i) or (ii), then locate in the high bushfire hazard area; or (iv) if not possible to locate as per (c)(i), (ii) or (iii), then locate in the very high bushfire hazard area. Note – Development should be sited to minimise the clearing of vegetation required to achieve an asset protection zone. Note – Development for extensions to existing dwellings do not need to comply with this AO. Note – The State classifies vegetation into regional ecosystem types. Clearing of higher value regional ecosystems should be avoided to the extent possible.

Performance outcomes	Acceptable outcomes
	AO1.3 Development is sited such that an asset protection zone between the outermost projection of the building and the bushfire hazard area provides a distance that achieves a radiant heat flux level of 29 kW/m² or less. Note – A suitably qualified professional must calculate the radiant heat flux levels using the methodology in the QFES Bushfire resilient communities document. Note – Council's Planning scheme policy – bushfire provides guidance on landscaping treatments within asset protection zones. Note – Where constrained by the size of the lot, the asset protection zone distances are achieved to the extent possible within the constraints of the lot boundaries. Note – Approval may be required under the <i>Planning Regulation 2017</i> or other legislation, for the clearing of vegetation.
PO2 Development is: (a) located within a reticulated water supply area; or (b) where reticulated water supply is not available, includes a dedicated static water supply that is appropriately located and available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles. Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.	AO2 Where development is not provided with reticulated water supply, it provides a static water supply (tank/s) that: (a) is not less than the volumes outlined in Table 8.2.5.3.C; and (b) is below ground or made of / shielded by non-combustible materials; and (c) includes a tank fitting that allows access by firefighters; and (d) is located in an area that is level and in proximity (20 metres) to buildings / structures; and (e) allows a medium rigid vehicle (15 tonne fire appliance) safe and clear access within 6 metres of the tank.

Part B – Benchmarks for assessable development

Table 8.2.5.3.B – Bushfire hazard overlay – assessable development

Performance outcomes	Acceptable outcomes
General requirements for reconfiguring a lot	
PO1 The reconfigured lot layout: (a) avoids creating lots or siting buildings on slopes and land forms that expose people or property to an intolerable risk to life or property; and (b) provides appropriate asset protection for allotments and / or building envelopes; and (c) provides emergency access and operational space for firefighters in a reduced fuel area between buildings / structures and hazardous vegetation, that reduce risk to an acceptable or tolerable level. Note – To demonstrate compliance with the above, preparation of a bushfire management plan is to be undertaken in accordance with both the QFES Bushfire resilient communities document and Planning scheme policy – bushfire. Note – An applicant may seek to undertake a site-level verification of the location and nature of hazardous vegetation and resulting potential bushfire intensity levels. A bushfire hazard assessment should form part of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document and Council's Planning scheme policy - bushfire. The outcomes of this assessment can demonstrate how an alternate solution to the acceptable outcome can deliver an acceptable or tolerable level of risk. Note – The overall outcomes of this code identify the development outcomes which are intended to avoid or mitigate intolerable risk of the bushfire hazard applicable to life or property.	AO1.1 Development is not located on ridgelines, saddles and crests where slopes exceed 15%. AO1.2 Reconfigured lots or development footprints are sited via the provision of an asset protection zone (APZ) so that they are separated from the closest edge to the adjacent mapped medium, high or very high potential bushfire intensity area by a distance that achieves a radiant heat flux level of 29 kW/m² or less: (a) for lots of 2,000m² or less, either at lot boundaries or at building envelope plan if identified at ROL stage; or (b) at building envelope plan boundaries for lots exceeding 2,000m². Note – A bushfire hazard assessment and bushfire management plan prepared in accordance with the QFES Bushfire resilient communities document and Council's Planning scheme policy – bushfire can demonstrate compliance with this acceptable outcome. Note – This separation area is often termed an asset protection zone. Note – A suitably qualified professional must calculate the radiant heat flux levels using the methodology in the QFES Bushfire resilient communities document. Note – For staged developments, temporary separation distances and perimeter roads may be absorbed as part of subsequent stages. Note – Existing cleared areas external to the site may only be used in calculating necessary separation where tenure ensures that the land will remain cleared of hazardous vegetation (for example the land is a road, watercourse or highly managed park in public ownership). Note – Approval may be required under the <i>Planning Regulation 2017</i> or other legislation, for the clearing of vegetation.
PO2 For reconfigured lots exceeding 2,000m² the reconfigured lot layout enables: (a) buildings / structures to be located as close as possible to property entrances to enable safe evacuation during a bushfire event; and (b) future site access to be located and designed to allow safe evacuation of the site by occupants and maintain access by	AO2.1 For reconfigured lots exceeding 2,000m², a development footprint plan is identified for each lot that: (a) is located within 60 metres of the road frontage; and (b) sited to enable a route between the development footprint plan and the road frontage with a gradient that does not exceed 12.5%.

Performance outcomes	Acceptable outcomes
emergency services under critical event conditions.	AO2.2 Reconfigured lots: (a) are not long and narrow in shape (minimum width to length ratio is 1:4); or (b) do not include rear / battleaxe lots.
Reconfiguring a lot where creating more than 5 lots	
PO3 The reconfigured lot layout is designed to minimise the length of the development perimeter and number of lots exposed to hazardous vegetation. Note – For example, avoid finger-like lot layout / patterns or substantive vegetated corridors between lots.	No acceptable outcome is prescribed.
PO4 The reconfigured lot layout provides for adequate access and egress and safe evacuation routes, to achieve an acceptable or tolerable risk to people. Note – Preparation of a bushfire management plan is to be undertaken in accordance with both the QFES Bushfire resilient communities document and Planning scheme policy – bushfire.	AO4.1 The reconfigured lot layout: (a) avoids the creation of bottle-neck points in the movement network within the development (for example, avoids hourglass patterns); and (b) ensures the road network has sufficient capacity for the evacuating population; and (c) avoids cul-de-sacs and no-through roads, unless alternative access connections link the cul-de-sac to other through roads; and (d) provides multiple access and egress options and avoids a single point of access and egress.
	AO4.2 Where the reconfigured lot layout results in 10 lots or more, a secondary point of access to the wider road network is provided.
	AO4.3 The reconfigured lot layout ensures evacuation routes: (a) direct occupants away from rather than towards or through areas with a greater potential bushfire intensity; and (b) minimise the length of route through bushfire hazard areas.
PO5 In urban areas or where allotments are <2,000m ² , public roads: (a) are accessible for fire-fighting vehicles and provide operational space for firefighting, maintenance works and hazard reduction activities; (b) facilitate emergency access; and (c) provide access and connections to reticulated water supply (where available) and fire hydrants; and	AO5.1 In urban areas or where allotments are <2,000m ² , a perimeter road is provided that separates development from hazardous vegetation that: (a) has a two-lane carriageway; and (b) has a minimum 20 metre wide road reserve clear of hazardous vegetation; and (c) is connected to the wider public road network at both ends and at intervals of no more than 250 metres; and

Performance outcomes	Acceptable outcomes
d) separate created lots from bushfire hazard areas and limit the number of properties abutting bushfire hazard areas.	(d) does not include design elements that may impede access for firefighting and maintenance for firefighting purposes (for example traffic calming involving chicanes); and (e) enables access to reticulated water supply for firefighting; and (f) incorporates mountable kerbing, where kerbing is provided; and (g) has a maximum gradient of 12.5%. AO5.2 Where development has access to a reticulated water supply, the supply pressure complies with Council's engineering requirements and the road network and fire hydrants are designed and installed in accordance with: (a) Fire Hydrant and Vehicle Access Guidelines for residential, commercial and industrial lots (QFES), unless otherwise specified by the relevant water entity; and (b) the DTMR Road Planning and Design Manual.
Reconfiguring a lot where reticulated water supply is not provided	
PO6 In areas where reticulated water supply is not provided, the reconfigured lot layout: a) provides lots of a size and dimension capable of accommodating a static water supply on site; and b) provides for access and working areas that are accessible by the type of fire-fighting vehicles servicing the area to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities.	AO6 Where the reconfigured lot layout is not serviced by a reticulated water supply it provides: (a) a fire trail and / or working area (which may form part of the APZ) designed and constructed in accordance with the design parameters in Council's Planning scheme policy - bushfire, that separates the residential lot or development footprint plan from adjacent mapped medium, high or very high potential bushfire intensity areas; or (b) a perimeter road designed and constructed in accordance with AO6.1; and (c) provides space for a static water supply on site and safe and clear access for a medium rigid vehicle (15 tonne fire appliance) to manoeuvre. Note – Council's Planning scheme policy – bushfire provides guidance in relation to water supply requirements for various uses.
Material change of use	
PO7 Site layout achieves an acceptable or tolerable risk to people. This is achieved through: (a) Asset protection zones which buffers the development from hazardous vegetation, and are designed and managed to ensure they do not increase the potential for bushfire hazard; and	AO7.1 For development that is not a vulnerable use or community infrastructure for essential services, development is sited such that an asset protection zone between the outermost projection of the building and the bushfire hazard area provides a distance that achieves a radiant heat flux level of 29 kW/m² or less.

Performance outcomes	Acceptable outcomes
(b) Site-wide landscaping or revegetation which does not create additional bushfire prone areas. Note – The preparation of any landscape management plan, bushfire hazard assessment and bushfire management plan are to be undertaken in accordance with both the QFES Bushfire resilient communities document and Planning scheme policy – bushfire.	Note – A bushfire hazard assessment and bushfire management plan prepared in accordance with the QFES Bushfire resilient communities document and Council's Planning scheme policy – bushfire can demonstrate compliance with this acceptable outcome. Note – A suitably qualified professional must calculate the radiant heat flux levels using the methodology in the QFES Bushfire resilient communities document. Note – Approval may be required under the <i>Planning Regulation 2017</i> or other legislation, for the clearing of vegetation. A07.2 Landscaping treatments within an asset protection zone, and site-wide landscaping or revegetation comprise only low threat vegetation and roads, and maintain a: (a) potential available fuel load which is less than eight tonnes per hectare in aggregate; and (b) fuel structure which is discontinuous. Note – The preparation of a landscape management plan undertaken in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome.
PO8 Development establishes evacuation areas, arrangements and procedures, to achieve an acceptable or tolerable risk to people and does not worsen evacuation capability of other premises or result in significant additional burden on emergency services personnel. Note – Preparation of a bushfire management plan is to be undertaken in accordance with both the QFES Bushfire resilient communities document and Planning scheme policy – bushfire.	No acceptable outcome is prescribed.
PO9 Development achieves an acceptable or tolerable risk to property by: (a) siting to avoid bushfire prone areas or where avoidance is not practicable due to site constraints, development locates in areas of lowest risk; and (b) avoiding or minimising clearing of vegetation (for an APZ) to that extent possible; and (c) provides for access and working areas that are accessible by the type of fire-fighting vehicles servicing the area to facilitate emergency access and operational space for fire-fighting, maintenance works and hazard reduction activities. Note – To address the above matters, preparation of a bushfire management plan is to be undertaken in accordance with both the QFES Bushfire resilient	No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
communities document and Planning scheme policy – bushfire.	
PO10 If on a lot of over 2,000m², where involving a new premises or an existing premises with an increase in development footprint, development: (a) locates occupied areas as close as possible to property entrances to facilitate safe evacuation during a bushfire event; and (b) ensures vehicular access is located and designed to allow safe evacuation of the site by occupants and maintain access by emergency services under critical event conditions.	No acceptable outcome is prescribed.
PO11 Development is: (a) located within a reticulated water supply area; or (b) where reticulated water supply is not available, includes a dedicated static water supply that is available solely for fire-fighting purposes and can be accessed by fire-fighting vehicles. Note – Swimming pools, farm ponds and dams are not considered reliable sources of static water supply in Queensland due to regular drought events.	AO11 Where development is not provided with reticulated water supply, it provides a static water supply (tank/s) that: (a) is not less than the volumes outlined in Table 8.2.5.3.C; and (b) is below ground or made of / shielded by non-combustible materials; and (c) includes a tank fitting that allows access by firefighters; and (d) is located in an area that is level and in proximity to buildings / structures; and (e) allows a medium rigid vehicle (15 tonne fire appliance) safe and clear access within 6 metres of the tank.
PO12 Vulnerable uses are not established or intensified within a bushfire hazard area unless: (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) there are no other suitable alternative locations within the required catchment; and (c) site planning can appropriately mitigate the risk such that exposure to a radiant heat flux level of less than 10kW/m² is achieved, measured at the outermost projection of the building or structure. Note – The overall outcomes of this code identify the development outcomes which are intended to avoid or mitigate the intolerable or tolerable risk of the bushfire hazard applicable to vulnerable uses. Note – Preparation of a bushfire management plan is to be undertaken in accordance with both the QFES Bushfire resilient communities document and Council's Planning scheme policy – bushfire	No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
PO13 Community infrastructure for essential services are not established within a bushfire hazard area unless: (a) there is an overriding need in the public interest for the new or expanded service the development provides; and (b) the infrastructure can function effectively during and immediately after a bushfire event; and (c) site planning can appropriately mitigate the risk such that exposure to a radiant heat flux level of less than 10kW/m² is achieved, measured at the outermost projection of the building or structure. Note – The overall outcomes of this code identify the development outcomes which are intended to avoid or mitigate the intolerable or tolerable risk of the bushfire hazard applicable to community infrastructure for essential services. Note – Preparation of a bushfire management plan is to be undertaken in accordance with both the QFES Bushfire resilient communities document and Planning scheme policy – bushfire.	No acceptable outcome is prescribed.
PO14 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are located underground.	No acceptable outcome is prescribed.
PO15 Development avoids or mitigates the risks to public safety and the environment from the manufacture or storage of materials that are hazardous in the context of bushfire to an acceptable or tolerable level. Note – The preparation of a bushfire management plan in accordance with the methodology in the QFES Bushfire resilient communities document may assist in demonstrating compliance with this acceptable outcome. Editor's note – In addition to the requirements of this code the <i>Work Health and Safety Act 2011</i> and associated Regulation and Guidelines, the <i>Environmental Protection Act 1994</i> and the relevant building assessment provisions under the <i>Building Act 1975</i> contain requirements for the manufacture and storage of hazardous substances. Information is provided by Business Queensland on the requirements for storing and transporting hazardous chemicals, available at: www.business.qld.gov.au/runningbusiness/protecting-business/risk-management/hazardouschemicals/storing-transporting.	No acceptable outcome is prescribed.

Table 8.2.5.3.C – Bushfire hazard overlay – Static water supply requirements

Lot size/ use type	Static water supply requirement for firefighting purposes
dual occupancies and multiple dwellings	5,000 litres per dwelling
Dwelling houses on lots <1000m ²	5,000 litres
Dwelling houses on lots 1,000m ² – 10,000m ²	10,000 litres
Dwelling houses on Lots >10,000m ²	25,000 litres
Industrial, commercial and other activities	As per AS2304 – Water storage tanks for fire protection systems

8.2.6 Extractive resources and high impact activities overlay code

8.2.6.1 Application

This code applies to assessing development within the extractive resources and high impact activities overlay.

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

8.2.6.2 Purpose

- (1) The purpose of the extractive resources and high impact activities overlay code is to minimise potential conflicts between existing and future significant extractive resource areas and high impact activities and sensitive land uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the operation and full productive capacity of significant existing extractive industries including KRA transport routes is not compromised by the location of sensitive land uses that prevents or severely constrains the current extraction of resources; and
 - (b) realisation of the full productive capacity of potential extractive resource areas is not compromised by the location of sensitive land uses; and
 - (c) the operation of existing and future high impact activities is not compromised by the nearby location of sensitive land uses; and
 - (d) adverse impacts from extractive industries and high impact activities on sensitive land uses are avoided.

8.2.6.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.6.3.A – Extractive resources and high impact activities overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Key resource areas	
PO1 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses, are not located where: (a) the economic benefits of winning resources may be curtailed or restricted; and (b) they are adversely affected by the following impacts generated by Key Resource Area (KRA) processing areas and transport routes: (i) ground vibration; or (ii) noise; or (iii) odour; or (iv) dust; or (v) visual; or (vi) vehicular access and safety.	AO1.1 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses are located outside KRA processing areas, KRA separation areas and KRA transport routes as identified on the <i>Extractive resources and high impact activities overlay map</i> .
	AO1.2 If compliance with AO1.1 cannot be achieved, development located within a KRA processing area or KRA separation area: (a) is a development commitment; or

Performance outcomes	Acceptable outcomes
	(b) demonstrates: (i) an overriding community benefit in social, economic or ecological terms that outweighs the community benefit of maintaining the long-term availability of the extractive resource; and (ii) cannot be reasonably located elsewhere
	AO1.3 If compliance with AO1.1 cannot be achieved, development located within a KRA processing area or KRA separation area incorporates design, orientation and construction measures that mitigate the potential adverse effects from existing or future extraction and processing of extractive materials by: (a) locating buildings and structures the greatest distance practicable from the resource / processing area; and (b) designing buildings so the areas where people live, work and congregate (habitable rooms) are furthestmost, and orientated away, from the resource / processing area; and (c) minimising openings in walls closest to these effects; and (d) providing mechanical ventilation to living areas sensitive to these effects; and (e) using appropriate construction insulation and glazing materials.
	AO1.4 Development with direct vehicular access to an identified KRA transport route does not adversely affect the safe and efficient operation of vehicles transporting extractive materials.

Performance outcomes	Acceptable outcomes
High impact activities	
PO2 Sensitive land uses, and reconfiguring a lot that facilitates sensitive land uses, are located to avoid, or designed to mitigate, adverse impacts generated by the high impact activity: (a) noise; or (b) odour; or (c) emissions/dust; or (d) visual; or (e) lighting. The community and economic benefits associated with the operation of infrastructure, motor sport activities, major sport and recreation, or high impact industrial activities are not compromised or curtailed by sensitive land uses.	AO2.1 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses are located outside the high impact activity and high impact activity buffer areas as identified on the <i>Extractive resources and high impact activities overlay map</i>. The buffer areas for high impact activities are based on the following: (a) sewerage treatment plant serving less than 50,000 EP: 500 metres from the property boundary or from the demonstrated operational extent of the sewerage treatment plant area; and (b) sewerage treatment plant serving 50,000 EP or more: subject to demonstration of impacts; and (c) waste management centre (for example Paget): 500 metres from the property boundary; and (d) general waste facility (landfill) (for example Hogans Pocket): 1,000 metres from the property boundary; and (e) general waste transfer facility (for example Bloomsbury, Eungella, Gargett, Hay Point, Kolijo, Koumala, Otterburn (Mirani), Sarina and Seaforth): 500 metres from the property boundary; and (f) ex-landfill site (for example Bayersville): 500 metres from the property boundary; and (g) green waste facility (for example Bucasia and Walkerston): 500 metres from the property boundary; and (h) sugar mill: 1,500 metres from the property boundary or from the demonstrated operational extent of the sugar mill area; and (i) sugar wastewater ponds: 1,500 metres from the property boundary; and (j) abattoir and/or slaughter yard: 1,500 metres from the property boundary; and (k) Paget industrial area: 500 metres from the High impact industry zone and (l) Port of Mackay and Port of Hay Point: 1,500 metres from the extent of strategic port land; and (m) poultry farms: 300 metres from the areas subject to poultry farming activities; and (n) piggeries: 300 metres from areas subject to piggery activities; and (o) feedlots: 300 metres from areas subject to feed lotting; and (p) Palmyra motor sports facilities: 1,000 metres from the property boundaries of each motor sport activity;

	(q) Mackay showground: properties immediately opposite to the showground property boundaries. AO2.2 Where a sensitive land use/s locates within a high impact activity or high impact activity buffer associated with uses other than the Paget industrial area and Racecourse Mill site/s, the following mitigating design measures are provided to minimise potential impacts on human health, amenity and wellbeing: (a) the sensitive land use is designed to ensure that: (i) the indoor noise objectives set out in the <i>Environmental Protection (Noise) Policy 2008</i> are met⁷; and (ii) the air quality objectives in the <i>Environmental Protection (Air) Policy 2008</i>, and any relevant national or international standard (for example, the World Health Organisation Guidelines for Air Quality 2000) are met⁷; and (b) design measures include: (i) landscaping; and (ii) screening; and (iii) setting back sensitive land uses from existing and future noise sources; and (iv) orientating buildings so that bedrooms face away from existing and future noise sources; and (v) positioning the development on the windward side (prevailing south-east tradewinds) of the high impact activity; and (vi) positioning the development on the site at the furthestmost point from the high impact activity; and (vii) barriers, mounds and fences.
PO3 The current and future productivity and operational efficiency of Racecourse Mill, co-generation plant, refinery, other future diversification projects and associated infrastructure is protected from, and not compromised by, the encroachment of sensitive land uses and reconfiguring a lot that facilitates sensitive land uses.	AO3.1 Sensitive land uses and reconfiguring a lot that facilitates sensitive land uses or incompatible non-residential development, do not locate within the 1,500 metre buffer area of the Racecourse Mill.

⁷ An air and/or noise impact assessment should correspond with the scale and level of impact that a sensitive land use may be exposed to. Refer to the Environmental Protection (Air) Policy 2008 and Environmental Protection (Noise) Policy 2008 to see the relevant acoustic and air quality objectives. An air and/or noise impact assessment can be prepared by a suitably qualified professional to demonstrate compliance with acceptable outcome AO2.2.

Performance outcomes	Acceptable outcomes
Non-KRA quarries	
PO4 Sensitive land uses and reconfiguring a lot to facilitate sensitive land uses, are not located where: (a) winning resources may be curtailed or restricted; and (b) they are adversely affected by the following impacts generated by non-KRA processing areas and transport routes: (i) ground vibration; or (ii) noise; or (iii) odour; or (iv) dust; or (v) visual; or (vi) vehicular access and safety.	AO4.1 Sensitive land uses and reconfiguring a lot to facilitate sensitive land uses are not located within the following distances from non-KRA quarry: (a) 1000 metres from quarries where the extractive resource is rock; and (b) 200 metres from quarries where the extractive resource is any other material (e.g. sand, clay, gravel and soil).

8.2.7 Flood and coastal hazards overlay code

8.2.7.1 Application

This code applies to assessing development within the flood and coastal hazards overlay.

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

Note – Pursuant to section 32(a) of the *Building Act 1975* and section 8(1)(a) of the *Building Regulation 2021*, land identified as:

- Areas affected by 1% AEP flood event, and Areas affected by 0.2% AEP flood event, on the Flood Hazard Overlay Map: maps FC - FH - 5, FC - FH - 25, FC - FH - 26, FC - FH - 29 to FC - FH - 50, FC - FH - 59 to FC - FH - 61, FC - FH - 63 to FC - FH - 65, is designated as a “Flood hazard area”; and

8.2.7.2 Purpose

- (1) The purpose of the flood and coastal hazards overlay code is to ensure that development in areas subject to inundation in riverine and local flood events and/or located in coastal hazard area, is planned, designed and constructed to minimise risk of hazards to people and property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in flood and coastal hazard areas:
 - (i) is avoided due to the nature of the use or the severity of the hazard; and
 - (ii) achieves acceptable ground levels and floor levels so that damage from flood events is minimised; and
 - (iii) minimises exposure of communities to the risk of adverse flood and coastal hazard impacts; and
 - (iv) is designed to protect communities, infrastructure and coastal ecosystems from adverse flood and coastal hazard impacts, whilst not unduly burdening disaster management plans; and
 - (v) minimises removal of natural process that mitigate risks associated with flood and coastal hazards; and
 - (b) development involving important community activities and essential utility services maintain their function during flood and coastal hazard events; and
 - (a) development in flood and coastal hazard areas is located and designed so that it does not worsen impacts on surrounding sites; and
 - (b) public safety and the environment are not adversely affected by the inappropriate storage of hazardous materials.

8.2.7.3 Assessment benchmarks and requirements

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

Table 8.2.7.3.A – Flood and coastal hazards overlay – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development - Flood hazard and Storm-tide inundation areas	
Minimum floor level for habitable rooms	
PO1 Habitable rooms in, and essential infrastructure such as electricity supply, telecommunications and water supply servicing, dual occupancies, dwelling houses and dwelling units have acceptable levels of flood immunity.	AO1.1 The minimum floor level for habitable rooms (new buildings and extensions to existing buildings) in dual occupancies, dwelling houses and dwelling units is the highest of the following: (a) 300mm above the DFE⁸; or (b) 300mm above the DSTE⁹ relevant to the subject site; or (c) the minimum floor level, as follows: (i) Mackay urban area – RL 5.4m AHD; or (ii) Midge Point – RL 5.0m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 5.3m AHD; or (d) in addition to (c) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest astronomical tide); or (e) 225mm above natural ground level; or (f) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.
	AO1.2 The following is located above the DFE and DSTE: (a) electrical switch gear and motors; and (b) telecommunication connections; and (c) water supply pipeline air valves.

⁸ “DFE” – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest flood level is the DFE.

⁹ “DSTE” – defined storm tide event

Performance outcomes	Acceptable outcomes
PO2 Development maintains: (a) the flood characteristics and storage capacity of the subject site; and (b) a high level of visual amenity as viewed from the street and adjoining and nearby properties.	AO2.1 Where the minimum floor level prescribed by AO1.1 is more than 1 metre above ground level, freestanding structures on poles are provided rather than 'slab on ground' construction and/or filling under the building footprint ¹⁰ .
	AO2.2 Development does not involve: (a) any physical alteration of a watercourse; and (b) net filling exceeding 50 cubic metres.
For assessable development - Flood hazard and Storm-tide inundation areas	
Location of uses and minimum floor/ground levels	
PO3 Development is appropriately located, or has appropriate floor levels, so as not to provide an unacceptable risk to people and property.	AO3.1 The minimum floor level of buildings (new buildings and extensions to existing buildings) associated with the following uses: • air services • adult store • agricultural supplies store • caretaker's accommodation¹¹ • centre activities • club • childcare centre • community care centre • community use • crematorium • detention facility • educational establishment • home-based business¹² • hotel • industry activities not referred to in AO3.4 • major sport, recreation and entertainment facility • multiple dwelling¹¹ • motor sport facility • nightclub entertainment facility • outdoor business activities • party house • place of worship • resort complex¹¹ • retirement facility¹¹ • rooming accommodation • rural industry • rural worker's accommodation

¹⁰ The building footprint is the actual area at natural ground level covered by the building or buildings.

¹¹ The minimum floor level applies to habitable rooms only.

¹² The minimum floor level applies to new buildings or extensions to existing buildings. The provision does not apply to a proposed use in an existing building.

Performance outcomes	Acceptable outcomes
	• short term accommodation¹¹ • sales office • service station • tourist attraction • winery • workforce accommodation¹¹; is the highest of the following: (a) 300mm above the DFE¹³; or (b) 300mm above the DSTE¹⁴ relevant to the subject site; or (c) the minimum floor level, as follows: (i) Mackay urban area – RL 5.4m AHD; or (ii) Midge Point – RL 5.0m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 5.3m AHD; or (d) in addition to (c) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest astronomical tide); or (e) 225mm above natural ground level; and (f) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.
	AO3.2 The following uses are not located within an “area affected by 1% AEP flood event”: (a) tourist park; and (b) relocatable home park.
	AO3.3 Hardstand and outdoor activity/storage areas associated with industry activities are constructed to a minimum height of the 2% AEP flood event, provided compliance with AO7.1 and AO7.2 is demonstrated.
	AO3.4 For regional fuel storage facilities and warehouses involving the storage of food, the minimum tank / building floor level is 300mm above the 0.2% AEP flood event.

¹³ “DFE” – defined flood event – is the 1% AEP flood event level plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the DFE is the highest level.

¹⁴ “DSTE” – defined storm tide event.

Performance outcomes	Acceptable outcomes
PO4 Essential community infrastructure, facilities and services that provide services vital to the wellbeing of the community are located to avoid flood hazard areas to ensure these facilities and services are able to maintain operation during and immediately after flood events.	AO4.1 The following uses are not located within an “area affected by 1% AEP flood event” or an “area affected by 0.2% AEP flood event”: (a) emergency services involving ambulance stations and disaster management facilities; and (b) hospitals; and (c) power stations.
	AO4.2 The following uses are not located within an “area affected by 1% AEP flood event” or on land inundated by 0.5% AEP flood event: (a) community residence; and (b) emergency services not referred to in AO4.1(a); and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) stores of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries).
	AO4.3 Substations: (a) are not located on land inundated by a 0.5% AEP flood event; or (b) are designed so that sensitive electrical equipment (such as transformers, control cabinets, neutral earth reactors and switch gear) is located above the 0.5% AEP flood level.
	AO4.4 The following uses have direct access to low risk evacuation routes: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) substations; and (f) utility installations involving water and sewerage treatment plants. Low risk evacuation routes have the following characteristics: • maximum length of any single section of evacuation route covered by flood water in a DFE / DSTE: less than 200 metres; and • maximum flood depth in a DFE / DSTE: less than 0.3 metres; and • maximum flood velocity in a DFE / DSTE: less than 0.4 metres per second.

Performance outcomes	Acceptable outcomes
	AO4.5 If acceptable outcomes AO4.1, AO4.2, AO4.3 or AO4.4 above cannot be achieved, it is demonstrated that: (a) the use will be fully operational during and immediately after the relevant AEP flood event; and (b) emergency services involving ambulance stations and disaster management facilities and hospitals provide an emergency rescue area above the relevant AEP flood event.
Building heights	
PO5 Buildings in flood hazard and storm tide inundation areas: (a) utilise a usable extent of building height above flood levels; and (b) integrate with the built form character of the surrounding area; and (c) does not form overdevelopment of the site.	AO5.1 Building heights above ground level in flood hazard and storm tide inundation areas do not exceed the maximum building height set by the relevant zone code plus the highest of the following: (a) DFE; or (b) DSTE relevant to the subject site; or (c) the relevant level as follows: (i) within the Mackay urban area – RL 5.0m AHD; or (ii) Midge Point – RL 4.6m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD
General and specific design requirements	
PO6 Development in the Bakers Creek (including Walkerston urban area) and Gooseponds Creek catchments is avoided where the inundation characteristics in a DFE or DSTE are as follows: (a) floodwater depth of higher than 1.2 metres above natural ground level; or (b) floodwater velocity of higher than 2 metres per second.	No acceptable outcome prescribed.
PO7 Development must not directly, indirectly or cumulatively result in increased adverse flood impacts on sites upstream, downstream or in general vicinity of the subject site.	AO7.1 Development complies with development benchmarks set out in any applicable floodplain management plan/s.

Performance outcomes	Acceptable outcomes
	AO7.2 Where development is located in a flood hazard area, a hydraulic and hydrology report, prepared by a RPEQ (using the flood mapping methodology developed by QCCCE) demonstrates that the development: (a) maintains the flood storage capacity on the subject site; and (b) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (c) does not increase stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.
PO8 Development must not provide obstructions to the free passage of water through a property.	No acceptable outcome prescribed.
PO9 Infrastructure facilitating essential services such as on-site electricity, gas, water supply, sewerage and telecommunications maintain their functions during a DFE.	AO9.1 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood waters (e.g. electrical switch gear and motors, water supply pipeline air valves) are: (a) located above the DFE; or (b) designed and constructed to exclude floodwater intrusion and infiltration. AO9.2 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.
PO10 Earthworks must not directly, indirectly or cumulatively result in increased adverse flood impacts on sites upstream, downstream or in general vicinity of the subject site.	AO10.1 With the exception of filling that is directly associated with (primarily beneath) building work¹⁵: (a) the ground level of reconfigured lots and development sites remains unchanged; or (b) maintains net floodplain storage on the subject site and does not worsen flood impacts (depth, duration, direction, velocity, concentration) on surrounding sites.

¹⁵ The building footprint is the actual area at natural ground level covered by the building or buildings.

Performance outcomes	Acceptable outcomes
Hazardous materials	
PO11 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials manufactured or stored in bulk.	AO11.1 The manufacture, storage or handling of hazardous materials: (a) is undertaken a minimum of 300mm above the DFE flood level; or (b) in buildings or areas that are designed to prevent the intrusion of floodwater.
Reconfiguring a lot	
PO12 The ground level of reconfigured lots provides an acceptable level of flood immunity.	AO12.1 The minimum finished ground level for new residential lots in the Emerging communities zone or on land outside the urban footprint is the higher of: (a) at or above the DFE; or (b) at or above the DSTE; or (c) the minimum ground level, as follows: (i) within the Mackay urban area – RL 5.0m AHD; or (ii) Seaforth, Haliday Bay and Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD; or (iii) Midge Point – RL 4.6m AHD; or (d) the minimum level necessary to comply with AO7.1 and AO7.2.
	AO12.2 New lots in the Rural zone and Rural residential zone include building envelope at or above the DFE, with a minimum area of 1,000m ² .
PO13 Evacuation routes enable residents of emerging residential neighbourhoods and residential development outside the urban footprint to evacuate flood hazard and storm tide inundation areas during flood events.	AO13 Development complies with the following: (a) residential lots in the Emerging community zone have direct frontage to a low risk evacuation route; and (b) public roads and driveways providing access to residential building envelopes in the rural and rural residential zone (required by AO11.2) are low risk evacuation routes. Low risk evacuation routes have the following characteristics: • maximum length of any single section of evacuation route covered by flood water in a DFE / DSTE: less than 200 metres; and • maximum flood depth in a DFE / DSTE: less than 0.3 metres; and • maximum flood velocity in a DFE / DSTE: less than 0.4 metres per second.

Performance outcomes	Acceptable outcomes
For assessable development – Erosion prone areas	
PO14 Development is located, designed and operated to minimise risks to and impacts on people and property from coastal erosion.	AO14.1 Development avoids erosion prone areas.
	AO14.2 If compliance with AO14.1 cannot be achieved and it is demonstrated that the development: • is essential community infrastructure; or • cannot be reasonably located elsewhere; or • is entirely reliant on being located within the erosion prone area; or • is temporary, readily relocatable or able to be abandoned; the following is achieved: - locate built structures as far landward as practical and, as a minimum, landward of the alignment of adjacent habitable buildings; and - a report by a RPEQ demonstrates that the development: - is not at risk from coastal erosion; and - does not increase the risk from coastal erosion on adjoining and nearby sites; and - impacts on people and property from coastal erosion will be mitigated through appropriate location, design, construction and operating standards; and - the development does not result in detrimental environmental impacts on the site and on adjoining and nearby sites.

8.2.8 Flood risk (Finch Hatton) overlay code

8.2.8.1 Application

This code applies to assessing development within the flood hazard areas identified by the flood risk (Finch Hatton) overlay.

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

Note – Pursuant to section 32(a) of the *Building Act 1975* and section 8(1)(a) of the *Building Regulation 2021*, land identified as areas affected by the flood risk (Finch Hatton) overlay map, including low flood risk area, medium flood risk area, high flood risk area and very high flood risk area (identified on maps FR-01, FR-02, FR-03 and FR-04), are collectively designated as a “flood hazard area”.

Note – The flood risk (Finch Hatton) overlay code is only one part of the region’s response to flooding. Strategic planning, community awareness, disaster management, flood plain management and mitigation / protection works are also important.

8.2.8.2 Purpose

- (1) The purpose of the flood risk (Finch Hatton) overlay code is to ensure that development in the mapped flood risk areas is assessed to:
 - (a) avoid exposing people, property, infrastructure or the environment to an intolerable level of risk from flood hazard; or
 - (b) where avoidance is not possible, ensure development:
 - (i) mitigates the risk to people and property to an acceptable or tolerable level; and
 - (ii) does not result in the undue burden on disaster management responses and recovery capacity and capability.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) buildings, structures and on-site utilities in the flood hazard area:
 - (i) are located, designed and constructed to be resilient to flood hazards up to and including the defined flood event (DFE); and
 - (ii) minimise the impacts of flooding on the life of a building or structure including preventing and withstanding the effects of floodwater inundation; and
 - (iii) minimise environmental impacts from on-site utilities; and
 - (b) in the high flood risk area and very high flood risk area:
 - (i) the following development is avoided:
 - (A) uses that increase the number of people residing (including both short-term and permanent) in the area, including:
 - accommodation uses – hotel involving accommodation, nature-based tourism, resort complex, short-term accommodation and tourist park; and
 - residential uses – caretaker’s accommodation, dwelling house, dwelling unit, multiple dwelling activities (defined activity group), rural worker’s accommodation and workforce accommodation; and
 - (B) intensive rural activities (defined activity group), including activities that involve the keeping of animals; and
 - (ii) non-residential development:
 - (A) is avoided; or
 - (B) where all options are exhausted in the high flood risk area, development:
 - appropriately mitigates the flood risk to people and property to an acceptable or tolerable level; and
 - does not result in an intolerable flood risk to people, property infrastructure or the environment; and

- (c) vulnerable uses and essential community services are avoided in the flood hazard area, unless it is demonstrated that the development:
 - (i) does not result in an intolerable level of risk to people or property from flood hazard; and
 - (ii) allows for the safe evacuation of people using the road network to ensure people are not isolated during the DFE; and
 - (iii) supports and does not hinder disaster management responses and recovery capacity during and immediately after the DFE; and
- (d) critical infrastructure is avoided in the flood hazard area, unless it is demonstrated that the critical infrastructure will remain operational and accessible to serve the community needs during and immediately after a flood event; and
- (e) development involving reconfiguring a lot:
 - (i) avoids the high flood risk area and very high flood risk area; and
 - (ii) avoids the isolation of people and property; and
- (f) the natural floodplain function (conveyance and storage) is protected and maintained by ensuring that development:
 - (i) does not adversely affect the hydraulic function of flood conveyance and capacity of waterways or overland flow paths; and
 - (ii) maintains flood storage; and
 - (iii) does not, directly or cumulatively, cause or increase adverse impacts on other properties or land upstream, downstream or adjacent sites within the floodplain from flooding; and
- (g) development occurs in a way that:
 - (i) maintains or improves the protective function of landforms, vegetation, biodiversity, natural processes and natural land contours, where possible; and
 - (ii) protects and improves vegetation, riparian corridors and overland flow paths; and
- (h) public safety and the environment are not adversely affected by the inappropriate storage or handling of hazardous materials in the flood hazard area.

8.2.8.3 Assessment benchmarks and requirements

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

Table 8.2.8.3.A – Flood risk (Finch Hatton) overlay – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements	
PO1 Development avoids areas of flood risk wherever possible and: (a) locates buildings on the part of the site with the lowest risk; and (b) habitable rooms and utilities associated with dual occupancy, dwelling house and dwelling unit have acceptable levels of flood immunity.	AO1.1 The minimum floor level for buildings is the highest of the following: (a) in accordance with the Table 8.2.8.3.B – Land use immunity; or (b) 225mm above natural ground level; or (c) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.
	AO1.2 Utilities on the premises (e.g. on-site sewerage treatment systems, electrical supply, telecommunication connections, and water supply) are located above the DFE flood level.
PO2 Development is resilient to flood events by ensuring the design and layout of buildings accounts for the potential risks of flooding.	AO2.1 The understorey area of a building below the minimum floor level is: (a) left open to allow the free flow and inundation of flood water; or (b) achieves at least 50% permeability where used for fencing or screening purposes; or (c) where enclosed, is not greater than 36m².
	AO2.2 Non-structural materials used below the defined flood level must be capable of resisting damage, deterioration or decay taking into account the likely time the material would be in contact with floodwater and the likely time it would take for the material to subsequently dry out.
	AO2.3 A shed avoids areas of very high flood risk, and where it is not reasonable to avoid areas of very high flood risk: (a) is no greater than 36m²; and (b) a Registered Professional Engineer Queensland (RPEQ) certifies that the shed, including its foundations and support can withstand the likely conditions experienced up to and including the DFE without suffering structural failure.

Performance outcomes	Acceptable outcomes
PO3 Development maintains: (a) natural landforms, hydraulic function and storage capacity of the subject site; and (b) a high level of visual amenity as viewed from the street and adjoining and nearby properties.	AO3.1 Where the minimum floor level prescribed by AO1.1 is more than 1 metre above ground level, freestanding structures on poles are provided rather than 'slab on ground' construction and/or filling under the building footprint ¹⁶ .
	AO3.2 Development: (a) does not involve any physical alteration of a watercourse; and (b) does not involve net filling exceeding 50 cubic metres; and (c) is not located in an overland flow path for flood events up to and including the defined flood level.
For assessable development	
Resilient buildings and built form	
PO4 Buildings, structures and on-site utilities are located, designed and constructed to: (a) be resilient to flood risks up to and including the DFE; and (b) minimise the impacts of flooding on the asset's life including preventing and withstanding the effects of floodwater inundation; and (c) minimise environmental impacts from onsite utilities.	AO4.1 Buildings in the flood hazard area, including residential and non-residential buildings (except for Class 10 structures), provide a minimum finished floor level that is the highest of the following: (a) in accordance with the Table 8.2.8.3.B – Land use immunity; or (b) 225mm above natural ground level; or (c) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.
	AO4.2 The understorey area of a building below the minimum finished floor level is: (a) left open to allow the free flow and inundation of flood water; or (b) achieves at least 50% permeability where used for fencing or screening purposes; or (c) where enclosed is not greater than 36m².
	AO4.3 A shed avoids areas of high flood risk area and very high flood risk, and where it is not reasonable to avoid these areas of risk: (a) the shed is no greater than 36m²; and (b) a RPEQ certifies that the shed, including its foundations and support can withstand the likely conditions experienced up to and

¹⁶ The building footprint is the actual area at natural ground level covered by the building or buildings.

Performance outcomes	Acceptable outcomes
	including the DFE without suffering structural failure.
	AO4.4 Utilities on the premises (e.g. on-site sewerage treatment systems, electrical supply, telecommunication connections, and water supply) are: (a) located outside of or above the DFE; or (b) sealed to prevent water intrusion.
PO5 Extensions to existing buildings located in an area of high flood risk area or very high flood risk do not result in an intolerable level of risk to people or property from flood hazard, for all flood events up to and including the DFE.	AO5 Extensions to the gross floor area of existing buildings located in a high flood risk area or very high flood risk area does not exceed 50m ² .
PO6 Buildings in the flood hazard area: (a) utilise a usable extent of building height above flood levels; and (b) integrate with the built form character of the surrounding area; and (c) does not form overdevelopment of the site.	AO6 Building height above ground level in the flood hazard area does not exceed the maximum building height set by the relevant zone code plus the DFE flood level.
Land use compatibility	
PO7 Residential and accommodation uses do not locate in a high flood risk area or very high flood risk area.	PO7 The following uses do not locate in a high flood risk area or very high flood risk area: (a) accommodation associated with a hotel; or (b) caretaker's accommodation; or (c) dwelling house; or (d) dwelling unit; or (e) multiple dwelling activities (defined activity group); or (f) nature based tourism, including self-contained RV grounds; or (g) relocatable home park; or (h) resort complex; or (i) rural worker's accommodation; or (j) short-term accommodation; or (k) tourist park, including self-contained RV grounds; or (l) workforce accommodation.
PO8 Non-residential development: (a) does not locate in a high flood risk area or very high flood risk area; or	AO8 Non-residential development is located within an: (a) existing approved building; or (b) area of medium flood risk or lower.

Performance outcomes	Acceptable outcomes
(b) where avoidance of a high flood risk area is not possible, the development: (i) is located on that part of the site which has the lowest level of risk; and (ii) appropriately mitigates the flood risk to people and property to an acceptable or tolerable level; and (iii) is designed and constructed to: (A) prevent and withstand floodwater inundation; and (B) not impede the conveyance of flood water; and (iv) supports and does not result in undue burden on disaster management responses and recovery capacity during and immediately after the DFE; and (v) does not rely upon a flood emergency management plan (FEMP) to reduce risk to an acceptable or tolerable level. Note – The preparation of a site-based flood risk assessment by a suitably qualified RPEQ may demonstrate (b)(i) to (iv).	
PO9 Buildings associated with intensive rural activities, including activities that involve the keeping of animals, do not locate in a high flood risk area or very high flood risk area.	No acceptable outcome prescribed.
PO10 Development involving a vulnerable use or essential community service: (a) does not locate in a high flood risk area or very high flood risk area; and (b) only occurs in an area of medium flood risk or lower where it is demonstrated that: (i) the area of risk cannot be avoided; and (ii) the development is located in the lowest risk area of the site possible; and (iii) for all flood events, up to and including the DFE, development does not result in: (A) an intolerable level of risk to people or property from flood hazard; and (B) the isolation of people; and (C) the inability for vehicles to safely access and egress the site to a flood resilient road network for evacuation of the	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
expected population of the development during a flood event, up to and including the DFE; and (iv) the development supports and does not hinder disaster management responses and recovery capacity during and immediately after the DFE.	
PO11 Critical infrastructure does not locate in the flood hazard area unless it is demonstrated that: (a) the area of risk cannot be avoided; and (b) development is located in the lowest risk area of the site possible; and (c) for all flood events, up to and including the DFE, development: (i) does not result in an intolerable level of risk to people or property from flood hazard; and (ii) remains functional to serve community needs during and immediately after a flood event, even when other infrastructure or services may be compromised; and (iii) retains essential site access during a flood event.	No acceptable outcome prescribed.
Reconfiguration of a lot	
PO12 Development involving reconfiguring a lot: (a) does not occur in the high flood risk area or very high flood risk area; or (b) in the medium flood risk area or lower: (i) minimises the exposure of people and property to an intolerable level; and (ii) ensures there is a sufficient area of land above the DFE to accommodate the intended use(s); and (iii) ensures flood free access is provided to all lots; and (iv) avoids the isolation of people and property.	AO12.1 Development involving a reconfiguring a lot only occurs in the high flood risk area or very high flood risk area where: (a) the majority of the area of all new lots is outside the high flood risk area and very high flood risk area; and (b) there is sufficient land outside the high flood risk area and very high flood risk area to accommodate the intended use(s); and (c) the lots can be serviced and accessed up to and including the DFE. AO12.2 For development located in the medium flood risk area or low flood risk area, a development envelope is provided as part of a subdivision to: (a) ensure that there is a sufficient area of land above the DFE to: (i) accommodate the intended use(s); and (ii) provide access to a public road that remains safe and trafficable for

Performance outcomes	Acceptable outcomes
	vehicles and emergency services up to and including the DFE; and (iii) caters for infrastructure required for the intended uses; and (b) demonstrate that works in association with the reconfiguration can achieve an acceptable risk level for future intended purposes.
	PO12.3 New roads associated with reconfiguring a lot are located and designed at or above the DFE to enable safe evacuation.
Emergency services	
PO13 Development does not result in the undue burden on disaster management responses and recovery capacity during and after the DFE.	AO13 Development does not result in: (a) the inability for emergency services to access and evacuate the site; and (b) undue burden on disaster management responses and recovery capacity; and (c) the need for a FEMP to reduce risk to an acceptable or tolerable level.
Natural landforms	
PO14 The natural floodplain function (conveyance and storage) is protected and maintained by ensuring that development, including excavating or filling, does not: (a) have an adverse impact on the protective function of landforms, vegetation and natural processes in managing the effects of flooding; and (b) directly or cumulatively, cause or increase adverse impacts on other properties or land upstream, downstream or adjacent sites within the floodplain from flooding.	AO14.1 The ground level of reconfigured lots and development sites: (a) remains unchanged; or (b) maintains net floodplain storage on the subject site and does not worsen flood impacts (depth, duration, direction, velocity, concentration) on surrounding sites. Note – AO14.1 does not apply to filling that is directly associated with (primarily beneath) building work¹⁷ on sites located outside the high flood risk area and very high flood risk area.
	AO14.2 Development: (a) does not adversely affect the hydraulic function of flood conveyance and capacity of waterways or overland flow paths; and (b) does not remove vegetation that provides for the stabilisation of landforms associated with storage and conveyance of flood water; and (c) maintains flood storage; and (d) maintains existing ground levels; and

¹⁷ The building footprint is the actual area at natural ground level covered by the building or buildings.

Performance outcomes	Acceptable outcomes
	(e) does not increase water flow velocity, levels or runoff volume; and (f) does not reduce flood warning times.
	AO14.3 Flood conveyance or flood function areas may be used for car parking where there is a low degree of flood risk and vehicles can be readily moved in the event of a flood. Flood awareness signage is provided to parking areas that serve as a flood conveyance or performs a flood function.
Hazardous materials	
PO15 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials stored on the premises.	AO15 The storage or handling of hazardous materials: (a) does not occur in the high flood risk area and very high flood risk area; or (b) where located in a medium flood risk area or lower: (i) is undertaken outside of or a minimum of 300mm above the DFE flood level; or (ii) in buildings or areas that are designed to prevent the intrusion of floodwater.

Table 8.2.8.3.B – Land use immunity

Land use	Risk compatibility and Designated flood immunity and minimum declared freeboard
Residential uses	
• caretaker's accommodation • dual occupancy • dwelling house • dwelling unit • multiple dwelling • rural workers' accommodation • workforce accommodation	1% AEP at 2100 + 300mm freeboard.
Vulnerable uses	
• childcare centre • community care centre • detention facility • residential care facility • retirement facility	Not located within the flood hazard area 0.2% AEP at 2100 + 300mm freeboard.
• nature-based tourism • place of worship • relocatable home park • resort complex • rooming accommodation • tourist park	Not located within the flood hazard area 1% AEP at 2100 + 300mm freeboard.
Essential community services	
• Educational establishment	0.5% AEP at 2100 + 300mm freeboard.
• air services • community use • emergency services (including police facilities) • health care services • hospital and associated institutions • facilities utilised as an evacuation or recovery facility in addition to their normal function (e.g., sporting facility, community hall / centre, school hall)	0.2% AEP + 300mm freeboard.
Critical infrastructure	
• Major electricity infrastructure • telecommunications facility • utility installation e.g., water cycle management infrastructure (water treatment plant), waste management facilities, storage and works depots • renewable energy facilities • substation	0.2% AEP + 300mm freeboard.

Transport infrastructure	
Transport infrastructure as defined by the Regulation	No specific recommended flood level, however it is ensured that the infrastructure is optimally located and designed to achieve suitable levels of service, having regard to the processes and policies of the administering government agency.
Other uses	
Any other use, except for class 10A building	1% AEP at 2100 + 300mm freeboard.

8.2.9 Heritage and neighbourhood character overlay code

8.2.9.1 Application

This code applies to assessing development within the heritage and neighbourhood character overlay.

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

8.2.9.2 Purpose

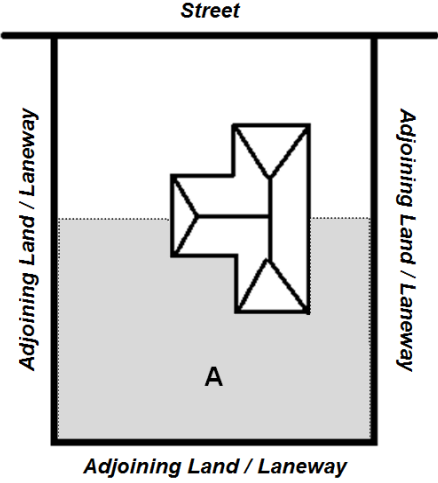
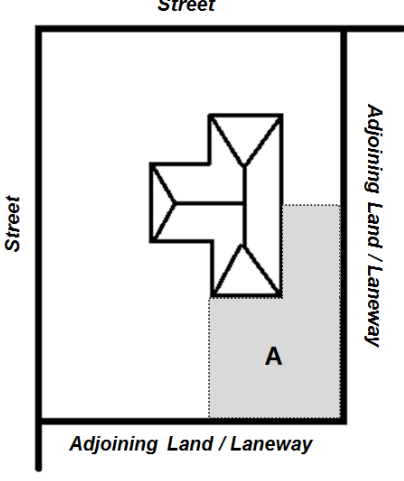
- (1) The purpose of the heritage and neighbourhood character overlay code is to maintain the heritage value of:
 - (a) sites containing a local heritage place; and
 - (b) the traditional building character of neighbourhood character areas.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the heritage value of sites containing a local heritage place is maintained through adaptive reuse and sensitive new development;
 - (b) new development on sites containing a local heritage place and adjoining sites maintain the heritage value and visual prominence of heritage elements; and
 - (c) new development within neighbourhood character areas is sympathetic to the traditional building character of the area prior to 1950 including cottages, bungalows and Queenslanders featuring:
 - (i) high set or low stumps; and
 - (ii) pitched, iron sheeted roofs; and
 - (iii) stucco; and
 - (iv) timber construction (weather board, cladding and the like); and
 - (v) verandahs; and
 - (d) demolition of local heritage places is avoided.

8.2.9.3 Assessment benchmarks and requirements

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

Table 8.2.9.3.A – Heritage and neighbourhood character overlay – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Extensions to dwelling houses (including domestic outbuildings and carports) in neighbourhood character areas	
PO1 Extensions to dwelling houses within neighbourhood character areas are located and designed to integrate with the traditional building character of the dwelling house and streetscape.	AO1.1 Extensions to dwelling houses have a minimum setback that is half way between the front and rear faces of the dwelling house (identified as “Area A” in Figure 8.2.9.3.A and Figure 8.2.9.3.B – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas).

Performance outcomes	Acceptable outcomes
	Figure 8.2.9.3.A – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas  Figure 8.2.9.3.B – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas  AO1.2 Extensions to dwelling houses are equal or lower in height than the existing dwelling house.

Performance outcomes	Acceptable outcomes
PO2 Carports within neighbourhood character areas are visually integrated and subservient to the traditional building character of the dwelling house and streetscape.	AO2 Open carports: (a) have a minimum setback that is half way between the front and rear faces of the dwelling house (identified as “Area A” in Figure 8.2.9.3.A and Figure 8.2.9.3.B – minimum setback for extensions to dwelling houses and carports in neighbourhood character areas); or (b) comply with the following: (i) the width of the carport does not exceed the lesser of 7 metres or 50% of the width of the street frontage; and (ii) the carport remains an open structure – no doors or walls are applied; and (iii) the roof pitch is within 10° of the roof pitch of the dwelling house; and (iv) the carport is lower in height than the dwelling house.
Assessable development	
Heritage places and adjoining sites	
PO3 Development on sites containing a local heritage place maintains heritage value through: (a) sensitive adaptive reuse of buildings; and (b) the continued retention and maintenance of heritage value elements (including but not limited to elements identified in a statement of significance where one is available); and (c) maintaining the setting of heritage value elements.	AO3.1 Development on sites containing a local heritage place is consistent with a Conservation Management Plan, prepared by a suitably qualified heritage professional in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance, that: (a) identifies the significance, location and condition of heritage value elements; and (b) identifies measures to conserve heritage value elements; and (c) demonstrates that development will: (i) not compromise heritage value elements; and (ii) not impede or diminish views of heritage value elements from streets and other public places. AO3.2 Where a statement of significance is available, development on sites containing a local heritage place must demonstrate that elements identified in the statement of significance are maintained.

Performance outcomes	Acceptable outcomes
PO4 Development on sites containing a local heritage place: (a) is sympathetic with the character and appearance of heritage value elements; and (b) provide a sensitive visual distinction between heritage value elements and new work; and (c) maintain the visual prominence and views of heritage value elements from streets and other public places; and (d) utility services have minimal visual or other impacts on heritage value elements.	AO4 Development on sites containing a local heritage place: (a) is consistent with, or sympathetic to, heritage value elements in relation to the following: (i) building height; and (ii) building bulk, scale and shape; and (iii) setbacks and siting; and (iv) horizontal and vertical articulation; and (v) roof lines and eaves; and (vi) building openings; and (vii) orientation; and (viii) materials, footings and architectural detailing; and (ix) open space and landscaping features; and (x) access and on-site parking; and (b) does not impede or diminish views of heritage value elements from streets and other public places; and (c) does not overshadow or dominate heritage value elements; and (d) mechanical plant and other utility services are screened from view from streets, public places and from building windows and balconies.
PO5 Development on sites adjoining a local heritage place: (a) is sympathetic to, but does not replicate or imitate, the character and appearance of adjoining heritage value elements; and (b) maintain the visual prominence and views of heritage value elements from streets and other public places; and (c) utility services have minimal visual or other impacts on heritage value elements.	AO5 Development on sites adjoining a local heritage place: (a) is sympathetic to adjoining heritage value elements in relation to the following: (i) building height; and (ii) building bulk, scale and shape; and (iii) setbacks and siting; and (iv) horizontal and vertical articulation; and (v) roof lines and eaves; and (vi) building openings; and (vii) orientation; and (viii) materials and footings; and (ix) open space and landscaping features; and (x) access and on-site parking; and (b) is sympathetic to, but does not replicate or imitate detailed architectural elements of adjoining heritage value elements; and (c) does not impede or diminish views of adjoining heritage value elements from streets and other public places; and (d) does not overshadow or dominate heritage value elements; and

Performance outcomes	Acceptable outcomes
	(e) mechanical plant and other utility services are screened from view from streets, public places and from building windows and balconies.
P06 The partial demolition or removal of heritage value elements on sites containing a local heritage place is undertaken such that there is no loss of heritage value by maintaining: (a) historical, economic or social themes, of importance to the region or local area, which are displayed on the heritage character place; and (b) the aesthetic merit, design characteristics or construction techniques of importance to the region or local area; and (c) the visual prominence of heritage value elements as notable regional and/or local landmarks; and (d) the importance of heritage value elements in relation to the visual character and amenity of the local streetscape.	No acceptable outcome prescribed.
P07 The total demolition or removal of heritage value elements on sites containing a local heritage place is avoided. However, a demolition proposal may be warranted if a report prepared by a suitably qualified heritage professional in accordance with the Australian ICOMOS Charter for Places of Cultural Heritage Significance: (a) documents the heritage value of the site; and (b) demonstrates that unique circumstances warrant demolition or removal; and (c) demonstrates the building is no longer structurally sound and not reasonable capable of being made structurally sound; and (d) indicates that measures emphasising the heritage value of the site will be incorporated into the new development.	No acceptable outcome prescribed.
P08 The full or partial demolition or modification of the following iconic heritage facades in Mackay city centre is avoided on the: (a) northern side Victoria Street between Wood and Sydney Streets; and (b) eastern side of Wood Street between Gordon and River Streets; and (c) western side of Sydney Street between Victoria and River Streets.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Neighbourhood character areas	
PO9 The form, scale, materials, design and setbacks of buildings in neighbourhood character areas complement the prevailing traditional building character prior to 1950 including cottages, bungalows and Queenslanders featuring: (a) high set or low stumps; and (b) pitched, iron sheeted roofs; and (c) stucco; and (d) timber construction (weather board, cladding and the like); and (e) verandahs.	AO9.1 Roof form consists of a minimum: (a) 1 gable facing the street; and (b) pitch of 25°.
	AO9.2 External materials consist of the following: (a) roof: (i) corrugated metal roof sheeting and quad or half round guttering; and (b) walls: (i) wall cladding (such as timber cladding or fibro panels), particularly on upper levels; and (ii) where masonry is used, it is rendered and/or painted and used in conjunction with sections of wall cladding and other lightweight materials/elements; and (iii) timber framed construction for verandahs, stairs and balustrade, particularly on the street elevation/s.
	AO9.3 The following is provided on the street elevation of the building: (a) windows and a door/s that are visible from the street; and (b) wall lengths in excess of 10 metres are articulated by verandahs, wall offsets (minimum 500mm depth) or bay windows.
	AO9.4 The front setback of the building/s is within 1.5 metres of an existing building fronting the same street on an adjoining lot.
	AO9.5 Out-buildings (garages, storage buildings and other ancillary buildings) are: (a) recessed a minimum of 1 metre behind the front face of the building or verandah; and (b) in keeping with the design and materials of the main building in terms of: (i) roof design, pitch and materials; and (ii) external wall materials.

8.2.10 Landscape character and image corridor overlay code

8.2.10.1 Application

This code applies to assessing development within the landscape character and image corridor overlay.

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

8.2.10.2 Purpose

- (1) The purpose of the landscape character and image corridor overlay code is to maintain and enhance the visual amenity of the region provided by landscape character areas and experienced from image corridors.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development in landscape character areas is sensitively located and designed so that landscape character attributes are maintained; and
 - (b) development adjacent to image corridors enhances the region's visual amenity by providing high quality built form and landscaping outcomes.

8.2.10.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.10.3.A – Landscape character and image corridor overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Landscape character	
PO1 Development integrates with and maintains the qualities and values of the landscape character areas and is not visually obtrusive.	AO1.1 Buildings and structures have a maximum height of: (a) 8.5 metres (2 storeys) above ground level; or (b) 10 metres (2 storeys) above ground level if the site is also within the landslide hazard overlay.
	AO1.2 Buildings and structures have external walls and roofing that are finished with: (a) non-reflective materials; and (b) subdued colours such as dark blues, dark greens, dark greys, ochres, olives, or natural / stained timbers.
	AO1.3 Development retains existing native vegetation, where practical.

Performance outcomes	Acceptable outcomes
	AO1.4 Roads, driveways and pathways on hills and mountains follow natural contours and are aligned across the slope, rather than a direct path up the slope.
	AO1.5 Excavation or filling under the canopy of existing vegetation to be retained on the site, does not affect an area exceeding $\frac{1}{3}$ of the total area covered by the canopy of any tree.
	AO1.6 Excavation or filling areas are rehabilitated immediately on completion with: (a) re-grading and draining of disturbed surfaces to form even profiles; and (b) spreading topsoil suitable for planting; and (c) dense plantings of endemic native plant species.
P02 The dominance of the natural character of the coast is to be maintained or enhanced when viewed from the foreshore unless the development is: (a) within ports or airport/s; or (b) within a maritime development area or aquaculture development area; or (c) for minor public marine development or private marine access structures.	AO2 Vegetation is provided to visually screen built structures and hard surfaces (such as sealed roads and car parking areas and other paved areas) from view from the foreshore.
P03 Development is to maximise opportunities to maintain and/or enhance natural scenic amenity values through the maintenance and restoration of vegetated buffers between development and coastal waters where practicable, unless the development is: (a) within ports or airport/s; or (b) within a maritime development area or aquaculture development area, or (c) for minor public marine development; or (d) a private marine access structure within an artificial waterway.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO4 Reconfigured lots in landscape character areas maintain the natural visual character of areas supporting vegetation and hills, mountains and ridgelines.	AO4 Reconfigured lots comply with the following: (a) boundaries are sensitive to vegetation and seek to minimise disturbance; and (b) areas of remnant vegetation are protected from clearing by legal means such as easements, common property or covenants; and (c) building envelopes are located to: (i) be as close as practical to the front of the site or in an existing cleared area; and (ii) minimise excavation or filling; and (iii) minimise the loss of vegetation, particularly native vegetation; and (iv) avoid ridgelines, hilltops and other visually prominent locations; and (d) access to the building envelope is as close as possible to the front of the lot or an existing cleared route.
Image corridors	
PO5 Development adjacent to image corridors provides high quality visual amenity through active and articulation building frontages and landscaping.	AO5.1 Building frontages facing image corridors include: (a) activation measures such as pedestrian entrances / doors, windows and balconies; and (b) articulation measures such as building line projections/recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.
	AO5.2 Sections of building frontages facing image corridors that do not include activation measures and articulation measures mentioned by AO5.1, do not exceed 15 metres in length.
	AO5.3 For centre activities, the total length of activation measures along building frontages facing image corridors is not less than 60% of the total frontage length.
	AO5.4 Industrial activities provide administrative, training and/or customer service facilities closest to, and addressing, the image corridor.

Performance outcomes	Acceptable outcomes
	AO5.5 A minimum 5 metre wide landscaping buffer is provided in accordance with the requirements of Planning scheme policy – landscape, including all guidance documents and lists¹⁸, along the full frontage of the image corridor: (a) landscaped buffers for screening purposes - for sensitive land uses and industrial development (including ROLs that will facilitate future sensitive land uses or industrial development) and other types of development that benefit from or require visual screening; or (b) landscape buffers for development benefiting from public exposure - for commercial development and other types of development that benefits from exposure – a different form of landscape buffer is required that allows views from the road frontage to the part of the development benefitting from public exposure and provides signature trees and feature planting¹⁹.
	AO5.6 Chain wire fencing is: (a) not provided within 3 metres of an image corridor frontage; and (b) visually filtered, as viewed from the image corridor, by landscaping.
PO6 Car parking does not visually dominate image corridor frontages.	AO6 Car parking areas are provided: (a) between the building and the image corridor frontage where not involving no more than 2 rows of car parking; or (b) within or under buildings or between the building and boundaries other than the image corridor frontage.
PO7 Advertising devices are discreetly located and designed to maintain the visual amenity of image corridors.	AO7 Advertising devices: (a) are not located within the landscaping strip; and (b) do not include neon lights or animated elements.

¹⁸ Guidance documents and lists under the Planning scheme policy – landscape include the List of plant species, List of furniture and materials and Guidance document for landscape documentation.

¹⁹ “Signature trees and feature plantings” means landscaping that is used to visually soften parts of the development, emphasize parts of the development and/or form an attractive landmark in its own right.

8.2.11 Landslide hazard overlay code

8.2.11.1 Application

This code applies to assessing development within the landslide hazard overlay.

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

8.2.11.2 Purpose

- (1) The purpose of the landslide hazard overlay code is to ensure that development:
 - (a) on steep land is responsive to site constraints and limited to those areas where risk is low;
 - (b) on steep land is adequately protected from landslide hazard and does not increase the extent or severity of landslide hazard risk; and
 - (c) maintains the safety of people, property and hazardous materials (manufactured or stored in bulk) from the risk of landslide.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development on steep land is avoided or located and designed so that the level of landslide hazard risk is minimised; and
 - (b) development does not result in increased landslide hazard risk for adjoining and nearby sites; and
 - (c) reconfigured lots on steep land provide a usable and accessible building envelope.

8.2.11.3 Assessment benchmarks and requirements

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

Table 8.2.11.3.A – Landslide hazard – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Geotechnical certification	
PO1 Development on steep land (with a slope of 15% or greater) is avoided unless it can be demonstrated the development area, and land immediately surrounding the development area, is adequately protected from landslide hazard.	AO1.1 Development, including driveways: (a) is located on land that is demonstrated to have an existing natural or approved and constructed slope of 15% or less; or (b) complies with a geotechnical design report that: (i) demonstrates that the development, and areas surrounding the development, will have a “low” level of landslide risk in accordance with “Landslide Risk Management – Australian Geomechanics Journal”; and

Performance outcomes	Acceptable outcomes
	(ii) ensures the long term stability of the development site; and (iii) ensures the development will not be adversely affected by landslide activity originating on sloping land above the development site; and (iv) is prepared by a suitably qualified geotechnical professional; and (v) includes certification of the civil / structural design by a RPEQ.
	AO1.2 If a geotechnical design report is required in accordance with AO1.1(b), the risk level in relation to landslide affecting the development, and area surrounding the development, is certified as “low” at the completion of the development: (a) by a suitably qualified geotechnical professional; and (b) in accordance with “Landslide Risk Management – Australian Geomechanics Journal”.
	AO1.3 Where AO1.1 and AO1.2 is considered irrelevant, provide sound site specific evidence demonstrating that: (a) the development site does not contain a landslide hazard area (i.e. slope analysis plan and/or report); or (b) on-site works certified by an RPEQ (i.e. as constructed plans) have removed the development site from the mapped landslide hazard area (i.e. slope is less than 15%).
Assessable development	
Minimisation of landslide hazard	
PO2 Development on steep land incorporates measures to minimise landslide risk level for the development site and for areas immediately surrounding the development site without significantly altering the characteristics of the land.	AO2.1 Development is located on the least steep part of the subject site.
	AO2.2 Existing vegetation is retained on land with a slope of 15% or greater.

Performance outcomes	Acceptable outcomes
	AO2.3 Paths, driveways and roads: (a) are designed to: (i) follow natural contours and have the minimum length necessary; and (ii) minimise the number of crossings of water courses and drainage lines; and (b) be sealed with asphalt, concrete or another type of hardstand where traversing a slope greater than 10%; and (c) do not traverse land with a slope exceeding 25%.
	AO2.4 Earthworks do not: (a) change the ground level more than 1 metre from pre-development ground level at any point; (b) occur within 1.5 metres of any property boundary; and (c) result in retaining walls located within 3 metres of a property boundary, other than where retaining walls are less than 1 metre in height on a continuous vertical plane; (d) result in benching or retaining walls that exceed a height of more than 1.5 metres.
	AO2.5 In relation to stormwater management, development does not increase: (a) the volume, velocity, concentration or flow path alignment of stormwater flow across the subject site, or on sites upstream, downstream or in the general vicinity of the subject site; and (b) stormwater ponding on sites upstream, downstream or in the general vicinity of the subject site.
PO3 The manufacture or storage of hazardous material in bulk is not located on land, or in the immediate surrounds of land, with a slope in excess of 15%.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO4 Community infrastructure, including community activities and childcare centres, are only located on land with a slope of 15% or greater where: (a) the function and role of the use necessitates its location; and (b) there are no suitable alternative sites not on steep land; and (c) the use is able to function effectively during and immediately after landslide events.	AO4 Community infrastructure, including community activities and childcare centres: (a) are not located on land with a slope of 15% or greater; or (b) does not involve: (i) new building work other than an addition to an existing building; and (ii) vegetation clearing; and (iii) altering ground levels or stormwater conditions; or (c) includes measures that ensure: (i) the long term stability of the site; and (ii) access to the site will not be impeded by a landslide event; and (iii) the community infrastructure will not be adversely affected by landslides originating on sloping land above the site.
PO5 Buildings in landslide hazard areas: (a) utilise a usable extent of building height; and (b) integrate with the built form character of the surrounding area; and (c) do not form overdevelopment of the site.	AO5 Building heights above ground level in landslide hazard areas do not exceed the maximum building height set by the relevant zone code plus 1.5 metres.
Reconfiguring a lot	
PO6 Reconfigured lots in urban areas: (a) have a low level of landslide risk; and (b) does not increase the landslide hazard risk for adjoining and nearby sites	AO6 Reconfigured lots in urban areas: (a) are demonstrated to have a low level of landslide risk in accordance with AO1.1 and AO1.2; and (b) provides any retaining walls at a maximum height of 1.5 metres.
PO7 Reconfigured lots in the rural and rural residential zone provide a building envelope that: (a) is large enough to accommodate a dwelling house, outdoor recreation area, water supply/storage, and on site wastewater treatment system (where not connected to Council's reticulated sewerage network); (b) is adequately protected from landslide hazard and does not increase the landslide risk for adjoining and nearby sites; and (c) gains access from a driveway that does not increase the risk level of landslide hazard and is safe for vehicles to use.	AO7.1 Reconfigured lots, in the rural and rural residential zone intended to accommodate a future dwelling house, provide a building envelope: (a) with a minimum area of 1,000m²; (b) with a minimum dimension of 18 metres; and (c) on land with a slope less than 15%; and (d) is demonstrated to have a low level of landslide risk in accordance with AO1.1 and AO1.2; and (e) provides any benching or retaining walls at a maximum height of 1.5 metres.

Performance outcomes	Acceptable outcomes
	AO7.2 The building envelope required by AO7.1 is connected to a constructed public road by a driveway or road that complies with AO2.3.

8.2.12 Regional infrastructure overlay code

8.2.12.1 Application

This code applies to assessing development within the regional infrastructure overlay.

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

8.2.12.2 Purpose

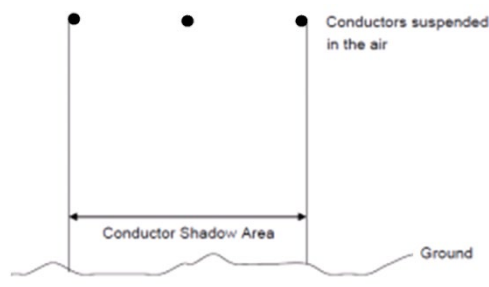
- (1) The purpose of the regional infrastructure overlay code is to maintain the operational efficiency and reliability of infrastructure, public safety and a high level of amenity for adjoining and nearby sensitive land uses.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development maintains the economic integrity, operational efficiency and reliability of infrastructure by avoiding incompatible development in close proximity to infrastructure elements and corridors of regional significance; and
 - (b) development within, adjoining and near regional infrastructure elements and corridors maintains public safety; and
 - (c) adjoining and nearby sensitive land uses are located, orientated and designed to achieve high levels and visual and general amenity.

8.2.12.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 8.2.12.3.A – Regional infrastructure overlay – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Regional electricity infrastructure	
PO1 Reconfigured lots maintain (a) the operational efficiency and utility of the electricity infrastructure; and (b) legal and practical access to the electricity infrastructure for maintenance	AO1.1 Reconfiguration of lots does not increase the number of lots affected by a major electricity infrastructure easement.
	AO1.2 Reconfiguration of lots ensures that: (a) major electricity infrastructure site or easement has frontage and practical access to a constructed public road; and (b) where necessary, fences and locked gates are provided to prevent access to the major electricity infrastructure site or easement.

Performance outcomes	Acceptable outcomes
PO2 Development adjoining or near major electricity infrastructure corridors and substations is located and designed to maintain: (a) the operational efficiency and reliability of the electricity infrastructure; and (b) human health by minimising exposure to electromagnetic fields.	AO2.1 Building envelopes²⁰, buildings, built structures (including sheds, roofed garden structures, swimming pools and light/flag poles) are not located within²¹: (a) sites and easements containing major electricity infrastructure; and (b) 20 metres of a major electricity infrastructure tower or structure foundation; and (c) 5 metres of the conductor shadow area (the area between the outside conductors of a transmission line (at rest), vertically projected to the ground (refer to Figure 8.2.12.3.A – buffer area for major electricity infrastructure easements); and Figure 8.2.12.3.A – buffer area for major electricity infrastructure easements  (d) 10 metres of a site containing an existing or future substation.
PO3 Pedestrian / cycle pathways, seating areas, landscaping and other development facilitating low intensity recreation uses is encouraged within major electricity infrastructure corridors if designed to maintain: (a) operational efficiency and reliability of the electricity infrastructure; and (b) public safety.	AO3.1 Landscaping and built structures (e.g. public toilets and roofed picnic shelters) is not located within: (a) sites and easements containing major electricity infrastructure if the vegetation can grow to a height of over 3.5 metres; and (b) within 20 metres of a major electricity infrastructure tower or structure foundation; and (c) within 5 metres of the conductor shadow area – refer to the figure below AO2.1.

²⁰ The identification of building envelopes is relevant to reconfiguration of lots where the lots created are entirely or mostly land identified as Regional electricity infrastructure and/or Proximate to regional electricity infrastructure associated with major electricity infrastructure (high voltage transmission line corridor).

²¹ The relevant service provider may also require or request (through application referral) additional separation requirements, including (but not necessarily limited to) compliance with Schedules 4 and 5 of the *Electrical Safety Regulations 2002*.

Performance outcomes	Acceptable outcomes
Railway infrastructure	
PO4 Sensitive land uses adjoining or near railway infrastructure is located and designed to maintain: (a) a high level of amenity for the sensitive land use through the mitigation of noise, visual and other impacts from the railway infrastructure; and (b) the operational efficiency of the railway infrastructure.	AO4.1 Sensitive land uses and reconfiguration of a lot that facilitate sensitive land uses are located to avoid land identified as “railway infrastructure” and/or “proximate to railway infrastructure”. The identification of land proximate to railway infrastructure is based on the following: (a) Goonyella branch railway from Jilalan to Hay Point and associated branch lines: 600 metres; or (b) North Coast railway, Port of Mackay branch railway and associated branch lines: 100 metres; or (c) Cane railways, sidings and level crossings: 100 metres. AO4.2 If compliance with AO4.1 cannot be achieved and it is demonstrated that: - there is an overriding community need for the development in social, economic or ecological terms; and - the development cannot be reasonably located elsewhere; the development is located, designed and operated to minimise acoustic, visual and other impacts from the railway infrastructure on the sensitive land use by: (a) locating habitable buildings and structures the greatest distance practicable from the railway infrastructure; and (b) open plan living areas, habitable rooms, prominent building openings / windows and principle recreation areas are orientated away from the railway infrastructure; and (c) minimising openings in walls closest to the railway infrastructure; and (d) using appropriate construction insulation and glazing materials; and (e) providing acoustic fencing and landscape buffers as necessary.
Regional irrigation area	
PO5 Development maintains: (a) the operational efficiency of regional irrigation infrastructure; and (b) public safety	AO5.1 Development within the “regional irrigation area” does not compromise the operational efficiency or viability or irrigation infrastructure.

Performance outcomes	Acceptable outcomes
	AO5.2 Development avoids land used for regional irrigation infrastructure (including irrigation channels, irrigation channel weirs and major irrigation pump stations), and is completely independent and physically separated from the infrastructure.
	AO5.3 Development does not rely upon shared access, access which conflicts with the regional irrigation infrastructure, or access that is likely to create a nuisance, inconvenience or safety risk
	AO5.4 Where it is demonstrated that compliance with AO5.2 and AO5.3 cannot be reasonably achieved, the development involves fencing, lockable gates and signage to restrict access by unauthorised persons.

Part 9 Development codes

9.1 Preliminary

- (1) Development codes are codes for assessment where identified as an applicable code in Part 5.
- (2) Use codes and other development codes are specific to each planning scheme area.
- (3) The following are the use codes for the planning scheme:
 - (a) Caretaker's accommodation, dwelling unit and rural workers accommodation code
 - (b) Centre activities code
 - (c) Childcare centre code
 - (d) Community activities code
 - (e) Dwelling house code
 - (f) Extractive industry code
 - (g) Home-based business code
 - (h) Industry activities code
 - (i) Intensive rural activities code
 - (j) Market and roadside stall code
 - (k) Multiple dwelling activities code
 - (l) Nature-based tourism code
 - (m) Outdoor business activities code
 - (n) Parking station code
 - (o) Recreation activities code
 - (p) Sales office code
 - (q) Service station and car wash code
 - (r) Ship-sourced pollutants reception facilities in marinas code
 - (s) Short-term accommodation code
 - (t) Telecommunications facility code
 - (u) Tourist park and relocatable home park code
- (4) The following are the other development codes for the planning scheme:
 - (a) General development requirements code
 - (b) Healthy waters code
 - (c) Reconfiguring a lot code

9.2 Development that cannot be made assessable in accordance with schedule 6 of the Planning Regulation 2017

Editor's note – The following schedules of the Regulation are relevant to the Mackay Region Planning Scheme 2017:

- Schedule 6, Part 2, 6 of the Regulation, Material change of use for community residence
- Schedule 13 of the Regulation, Requirements for cropping involving forestry for wood production
- Schedule 12 of the Regulation, Particular reconfiguring a lot requiring code assessment.

9.3 Use codes

9.3.1 Caretaker's accommodation, dwelling unit and rural workers accommodation code

9.3.1.1 Application

This code applies to assessing material change of use for caretaker's accommodation, dwelling unit and rural workers accommodation.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.1.2 Purpose

- (1) The purpose of the Caretaker's accommodation, dwelling unit and rural workers accommodation code is to ensure these uses integrate with the character and amenity of the local area, provide a high quality living environment for residents and support / maintain the operation of the primary use on the subject site.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) caretaker's accommodation and rural workers accommodation assists in the operation of, and is subservient to, the primary use on the subject site; and
 - (b) caretaker's accommodation, dwelling units and rural workers accommodation are highly liveable for residents by including adequate car parking and recreation area and providing high levels of privacy and general amenity.

9.3.1.3 Assessment benchmarks and requirements

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

Table 9.3.1.3.A – Caretaker's accommodation, dwelling unit and rural workers accommodation code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Caretaker's accommodation and rural workers accommodation	
PO1 Caretaker's accommodation or rural workers accommodation is provided to fulfil a genuine need for a caretaker on the subject site.	AO1.1 Caretaker's accommodation or rural workers accommodation is occupied by a caretaker employed to provide management, maintenance, security or other services supporting an activity on the same site.

Performance outcomes	Acceptable outcomes
	AO1.2 The activity attended to by the caretaker or rural worker: (a) is well established and operational; and (b) cannot be attended to by: (i) residents of the primary dwelling house on the subject site; or (ii) an employee residing off-site; and (c) requires a caretaker's or rural worker's: (i) full-time presence on the subject site; or (ii) after hours presence on the subject site.
PO2 Caretaker's accommodation or rural workers accommodation: (a) are physically and visually subservient to the primary use on the subject site; and (b) integrate with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape.	AO2.1 No more than 1 caretaker's accommodation or rural workers accommodation is provided on the subject site ¹ .
	AO2.2 Caretaker's accommodation or rural workers accommodation has a maximum gross floor area of 200m ² .
	AO2.3 Unless wholly contained within an existing building, caretaker's accommodation or rural workers accommodation comply with the acceptable outcomes of the relevant zone code regarding: (a) maximum building height; and (b) road frontage setbacks.
PO3 Caretaker's accommodation or rural workers accommodation provides adequate and convenient on-site car parking.	AO3 Car parking dedicated to the caretaker's accommodation or rural workers accommodation is provided: (a) on the subject site and within 20 metres of an entrance to the accommodation building; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.

¹ For the purposes of clarity, a site can accommodate either a caretaker's accommodation or a rural workers accommodation, but not both.

Performance outcomes	Acceptable outcomes
PO4 Caretaker's accommodation or rural workers accommodation provides residents with a high level of amenity through the provision of adequate usable open space and measures providing for privacy.	AO4.1 Where the habitable rooms of a caretaker's accommodation or rural workers accommodation is located entirely or partly on ground floor, a private, ground floor recreation area is provided and complies with the following: (a) minimum area of 35m² and a minimum dimension of 4 metres; and (b) located at the side or rear of the residence and directly accessible from a living room; and (c) maximum gradient of 1:10; and (d) surrounded by 1.8 metre high visual screen except where located in the Rural zone where fencing is not required.
	AO4.2 Where the habitable rooms of a caretaker's accommodation or rural workers accommodation is located entirely above ground floor, a private balcony is provided and complies with the following: (a) minimum area of 15m² and a minimum dimension of 3 metres; and (b) located at the side or rear of the residence and directly accessible from a living room.
	AO4.3 On sites within a key urban area or Township zone, the private open space for the caretaker's accommodation or rural workers accommodation is separated from: (a) the activity attended to by the caretaker or rural worker with a building wall or minimum 1.8 metre high visual screen fence; and (b) adjoining lots with a minimum 1.8 metre high visual screen fence.
Dwelling unit	
PO5 Dwelling units integrate with the prevailing character of the surrounding urban neighbourhood or natural / rural landscape.	AO5 Unless wholly contained within an existing building, the dwelling unit complies with the acceptable outcomes of the relevant zone code regarding: (a) maximum building height; and (b) road frontage setbacks.

Performance outcomes	Acceptable outcomes
P06 Dwelling units provide adequate and convenient on-site car parking.	A06 Car parking dedicated to the dwelling unit is provided: (a) on the subject site and within 20 metres of an entrance to the dwelling unit; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
P07 Dwelling units provide residents with adequate usable open space.	A07 The dwelling unit includes a private balcony that complies with the following: (a) minimum area of 15m² and a minimum dimension of 3 metres; and (b) located at the side or rear of the residence and directly accessible from a living room.

9.3.2 Centre activities code

9.3.2.1 Application

This code applies to assessing material change of use for centre activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.2.2 Purpose

- (1) The purpose of the Centre activities code is to ensure that centre activities contribute toward the intended role and function of centres, provide high quality design and amenity outcomes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) centre activities are located on highly accessible sites in designated centres unless special circumstances (local need and location attributes) justify small scale activities outside designated centres; and
 - (b) the intensity of the development contributes toward achieving the overall intended role and function of the centre; and
 - (c) development is integrated with development on adjoining sites in order to achieve a cohesive centre; and
 - (d) development provides high quality design outcomes at a human scale, and addresses and interacts with the street particularly along existing centre main streets and main streets in new centres; and
 - (e) development maintains a high level of amenity for adjoining residential properties; and
 - (f) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking; and
 - (g) large scale developments provide for efficient, safe and convenient public transport facilities.

9.3.2.3 Assessment benchmarks and requirements

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

Table 9.3.2.3.A – Centre activities code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Centre activities in an existing building	
PO1 Centre activities seeking to occupy an existing building in a multi-purpose centre, Mixed use zone or sensitive land use zone maintain: (a) adequate on-site car parking and vehicle access areas; and (b) adequate on-site landscaping areas; and (c) adequate activation measures on the street frontage/s; and (d) the scale and intensity of the previous use.	AO1.1 Where a centre activity seeks to occupy: • an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use in the Principal centre zone; or • an existing / approved building that has been previously, or is approved to be occupied by a centre activity in a multi-purpose centre (other than Principal centre), mixed use zone or sensitive land use zone;

Performance outcomes	Acceptable outcomes
	the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and (b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures² on the street frontage/s that were approved or operated with the previous use. AO1.2 If the previous use occupied part of a building only, the proposed use: (a) occupies the same part of the building as the previous use; and (b) occupies the same or less gross floor area, within the existing building, as the previous use.
PO2 Food and drink outlets maintain the established amenity of the surrounding residential neighbourhood.	AO2.1 Food and drink outlets occupying an existing building in the Neighbourhood centre zone comply with: (a) hours of operation are within 7am to 7pm; or (b) the total gross floor area of the centre is not less than 400m²; or (c) the site fronts either an arterial road or sub-arterial road. AO2.2 Food and drink outlets occupying an existing building in a sensitive land use zone comply with: (a) hours of operation are within 7am to 7pm; or (b) the site fronts either an arterial road or sub-arterial road.

² “Activation measures” include pedestrian entrances / doors, large windows and openings.

Performance outcomes	Acceptable outcomes
For assessable development	
Location and need	
PO3 Centre activities are located within a centre zone unless: (a) a strong local need will be fulfilled; and (b) the viability of designated centres will not be compromised; and (c) they are located: (i) in close proximity to existing centre activities or outside of the walkable catchment of a multi-purpose centre; and (ii) on transport routes providing easy and safe access to the site; and (iii) to minimise potential impacts to adjoining and nearby properties within a sensitive land use zone and existing sensitive land uses.	AO3.1 Centre activities are located within a centre zone. AO3.2 Centre activities outside a centre zone: (a) fulfil a demonstrated local need of residents and/or employees within walking distance³; and (b) do not compromise the viability of: (i) nearby centre activities, particularly centre activities within designated multi-purpose centres; and (ii) future centre activities within a planned multi-purpose centre⁴; and (c) are located: (i) either: (A) within a building previously used for centre activities; or (B) adjacent or opposite to existing centre activities; or (C) not within 800 metres of a designated multi-purpose centre or existing centre activities; and (ii) on sub-arterial roads or collector streets; and (iii) on a public transport route; and (iv) on sites large enough to mitigate potential impacts on adjoining and nearby properties within a sensitive land use zone and/or containing a sensitive land use; and (v) only at ground level.
Development intensity	
PO4 Centre activities outside a centre zone provide small scale and low intensity convenience services for the local area that: (a) integrate with the character and amenity of the local area; and (b) do not compete with or compromise role, function and viability of multi-purpose centres.	AO4 Centre activities outside a centre zone: (a) include individual tenancies with a gross floor area of 150m² or less; and (b) do not result in the combined total gross floor area of centre activities on the site, on adjoining sites and on opposite sites, exceeding 1,000m² ⁵; and (c) include individual tenancies with a street frontage length of 15 metres or less; and

³ "Walking distance" generally means within a 400 metre radius, however, it can be extended to as much as an 800 metre radius if the extended area is not already serviced by a similar existing use.

⁴ Planned multi-purpose centre means a centre required by the Emerging community zone code (precinct specific provisions) or a Local plan.

⁵ Where the combined total gross floor area of a single development or co-located developments exceeds 1,000m², assessment of the suitability of a new local centre must satisfy the purpose and overall outcomes of the applicable centre zone.

Performance outcomes	Acceptable outcomes
	(d) provide local convenience services; (e) where the site is within or adjoins a sensitive land use zone, centre activities operate within the hours of: (i) 7am – 8pm Monday to Thursday; and (ii) 7am – 9pm Friday and Saturday; and (iii) 8am – 8pm Sunday; and (f) are not required to be serviced by vehicles larger than a “Small Rigid Vehicle” as defined in <i>Australian Standard AS2890.2–2002</i>.
Site layout and building design in multi-purpose centres	
PO5 Built form is integrated with adjoining and nearby development within the centre to provide: (a) co-ordinated layout; and (b) consistent streetscape rhythm.	AO5.1 Development is consistent with: (a) any applicable local plan; or (b) a centre concept plan.
	AO5.2 Centre concept plans identify the following across the site and nearby sites: (a) building envelopes identifying: (i) street orientated development along key active frontage streets and other appropriate locations; or (ii) an integrated layout where street-orientated development is not required or proposed; and (b) vehicular access and parking identifying: (i) co-ordinated rear access and parking areas where street orientated development is required or proposed; or (ii) integrated access and parking areas where street-orientated development is not required or proposed; and (c) pedestrian access network throughout the centre including mid-block pedestrian accesses.

Performance outcomes	Acceptable outcomes
PO6 Development adjacent to key active frontage streets⁶ are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO6 Street orientated development is provided along key active frontage streets. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking beneath, behind or within the building.
PO7 Development in new centres includes the creation of key active frontage streets that are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO7 Street-orientated development (in accordance with AO6.1(a)–(f)) is provided along new key active frontage streets in the following centres: (a) Rural View major centre; and (b) Blacks Beach local centre; and (c) Andergrove Lakes local centre; and (d) Shoal Point local centre.
PO8 Development maintains the safety and efficiency of vehicle, bicycle and pedestrian movement on State controlled roads.	AO8 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO9 High rise buildings contribute to the open air character and human scale of centre streetscapes by: (a) restricting the height of development built to the road frontage boundary; (b) ensuring higher levels do not form overbearing development as viewed from the street.	AO9.1 Where built to, or close to the road frontage boundary, podiums have a maximum height of 8.5 metres above ground level (2 storeys). AO9.2 Floor levels above podiums are setback from the roadside edge of the podium a minimum of: (a) 3 metres to the edge of balconies and other lightweight articulation elements; and (b) 6 metres to building walls.

⁶ “Key active frontage streets” are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
PO10 Building design: (a) addresses ‘non key active frontage streets’ and public places and provides interest in building form, materials and expression and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	AO10 Building frontages facing ‘non key active frontage streets’, car parks, parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures⁷ for a minimum of: (i) 60% of the total frontage length in the Major centre zone, District centre zone or Local centre zone; or (ii) 50% of the total frontage length in the Specialised centre zone, Showrooms and hardware precinct (precinct no SC1); and (c) articulation measures⁸ at a maximum spacing of every: (i) 10 metres along the frontage in the Major centre zone, District centre zone or Local centre zone; or (ii) 20 metres along the frontage in the Specialised centre zone, Showrooms and hardware precinct (precinct no. SC1); and (d) trees that provide shade over the footpath within the road reserve.
PO11 Development: (a) effectively addresses and interacts with ‘non key active frontage streets’; and (b) efficiently utilises sites within centres; and (c) maintains the amenity of adjoining residential sites where adjoining land within a sensitive land use zone.	AO11.1 The maximum setback from ‘non-key active frontage street’ frontages is 14 metres. AO11.2 The minimum setback for buildings from side and rear boundaries is: (a) 0 metres where the site adjoins a non-sensitive land use zone; and (b) the greater of 3 metres, or half the height of the building wall (ground level to eaves or ground level to top of the wall if no eaves) facing residential properties, where the site adjoins a sensitive land use zone.
PO12 Roof design provides high quality visual amenity outcomes and positively contributes, and integrates with, the roofscape of the centre.	AO12.1 Building caps and rooftops contribute to: (a) the architectural quality of the building; and (b) a visually diverse but cohesive roofscape throughout the centre.

⁷ “Activation measures” include pedestrian entrances / doors, large windows and openings.

⁸ “Articulation measures” include building line projections / recessions (minimum depth 500mm), footpath awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
	AO12.2 Service structures, lift motor rooms, central air conditioning plant and other mechanical plant are: (a) designed as an architectural feature of the building; or (b) adequately screened from view and not visible from the street, adjoining properties and public places.
PO13 The lower floors of buildings contain ceiling heights that: (a) provide a high level of amenity within the building; and (b) enable a variety of activities and uses.	AO13 Sites with frontage to a key active frontage street and: • within the Major centre zone; or • within the District centre zone at North Mackay or West Mackay (Fourways); provide minimum floor to ceiling heights in accordance with the following: (a) 3.3 metres on ground floor; and (b) 3 metres on the first floor.
PO14 Building entrances maintain efficient pedestrian movement on footpaths and add visual interest at ground level.	AO14 Building entrances provide: (a) a recessed pedestrian entrance into the building; and (b) shopfront display areas on either side of the building entrance.
Site layout and building design in areas other than multi-purpose centres	
PO15 Building design: (a) addresses streets and public places and provides interest in building form, materials and expression, and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	AO15 Building frontages facing streets, parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures⁹ for a minimum of 60% of the total frontage length; and (c) articulation measures¹⁰ at a maximum spacing of every 10 metres along the frontage.

⁹ "Activation measures" include pedestrian entrances / doors, large windows and openings.

¹⁰ "Articulation measures" include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
PO16 Development: (a) efficiently utilises sites; or (b) maintains the amenity of adjoining residential sites where adjoining land within a sensitive land use zone.	AO16 The minimum setback for buildings from side and rear boundaries is: (a) 0 metres where the site adjoins a non-sensitive land use zone or a site containing an existing non-residential use; or (b) the greater of 3 metres, or half the height of the building wall (ground level to eaves or ground level to top of the wall if no eaves) facing residential properties, where the site adjoins a sensitive land use zone.
Access and parking facilities	
PO17 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	AO17 Car and bicycle parking facilities, dedicated to customers, employees or other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO18 Large scale shopping centre development provide for: (a) efficient public transport to and through the site; and (b) convenient, safe and legible pedestrian access between the public transport interchange and: (i) shopping centre entrance/s; and (ii) external sites.	AO18 Public transport route and interchange facilities for buses and taxis are provided in shopping centres with a gross floor area of over 10,000m ² in accordance with the following: (a) the efficiency of the public transport service is maintained by providing a route that has: (i) minimal deviation from the external route; and (ii) minimal travel distance within the site; and (iii) safe and efficient entry / exit points to the site; and (b) the route avoids car parking aisles; and (c) the interchange is located in close proximity to a significant pedestrian entrance/s to the shopping centre; and (d) the interchange is connected to the shopping centre entrance/s and external sites by pedestrian footpaths; and (e) clear signage of an appropriate size provides: (i) direction to the interchange; and (ii) information on public transport services.
PO19 Mid-block accesses enhance pedestrian connectivity throughout the centre.	AO19 Arcades, plazas and other mid-block accesses are provided to increase pedestrian connectivity by providing links between streets and other important elements of the pedestrian network.

9.3.3 Childcare centre code

9.3.3.1 Application

This code applies to assessing material change of use for childcare centre.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.3.2 Purpose

- (1) The purpose of the Childcare centre code is to ensure that childcare centre uses are appropriately located, provide high quality design outcomes, maintain the amenity and character of the surrounding area and provide safe and adequate access for vehicles and pedestrians.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) childcare centres are located on highly accessible sites within or close to centres, neighbourhood activity hubs or compatible land uses; and
 - (b) development provides high quality design outcomes at a human scale, and addresses and interacts with the street particularly along existing centre main streets and main streets in new centres; and
 - (c) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking.

9.3.3.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.3.3.A – Childcare centre code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site location and characteristics	
PO1 The childcare centre is located: (a) either: (i) within or in close proximity to multi-purpose centres or other neighbourhood activity hubs; or (ii) within a residential area on sites that are highly accessible but not impacted by noise, air emission and safety issues associated with highly trafficked roads; and (b) to not introduce non-residential traffic on local residential streets (access streets); and (c) to not be impacted by noise, air emission and safety issues associated with high impact industry uses.	AO1.1 The childcare centre is located: (a) within a multi-purpose centre or within 200 metres of a multi-purpose centre, existing centre activity or existing community activity; or (b) within a sensitive land use zone on a site that adjoins: (i) a sub-arterial road or collector street; and (ii) a public transport route.
	AO1.2 The childcare centre is located a minimum of: (a) 500 metres from properties within the High impact industry zone; and (b) 500 metres from an existing high impact industry use; and (c) 1,500 metres from an existing special industry use.

Performance outcomes	Acceptable outcomes
PO2 The size, dimensions and slope of the site provide sufficient usable area to accommodate all buildings, structures, play areas, access, servicing and parking areas, landscaping and buffers associated with / required for the use.	AO2 The site has a: (a) minimum area of 2,000m²; and (b) minimum frontage of 40 metres; and (c) slope that does not exceed 10%.
Site layout and building design	
PO3 Where the site has a frontage to a key active frontage street ¹¹ , the layout and built form of the childcare centre: (a) is consistent with the intended character of the streetscape; and (b) provides high quality pedestrian amenity for pedestrians walking along the main street.	No acceptable outcome prescribed.
PO4 Childcare centres are setback from road frontages to integrate with the built form of the surrounding area.	AO4 Where the site does not have frontage to a road identified as an “existing main street” or a “new centre main street” in Schedule 1, the minimum setback from road frontage boundaries is: (a) 10 metres from an arterial road or sub-arterial road; and (b) 6 metres from a collector street or access street; and (c) 0 metres from a rear laneway.
PO5 Building design: (a) addresses streets and public places and provides interest in building form, materials and expression, and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	AO5 Building elevations facing road frontages, parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures¹² for a minimum of: (i) 60% of the total frontage length in the Major centre zone, District centre zone or Local centre zone; or (ii) 50% of the total frontage length in other zones; and (c) articulation measures¹³ at a maximum spacing of every: (i) 10 metres along the frontage in the Major centre zone, District centre zone or Local centre zone; or (ii) 15 metres along the frontage in other zones.

¹¹ “Key active frontage streets” are defined in Schedule 1.

¹² “Activation measures” include pedestrian entrances / doors, large windows and openings.

¹³ “Articulation measures” include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
PO6 Where open areas are provided between buildings and road frontages, landscaping: (a) provides shade for pedestrians in the adjoining road reserve; and (b) softens the appearance of the development as viewed from the road.	AO6 Where open areas are provided between buildings and road frontages, the following is provided: (a) regularly spaced shade trees within the road reserve adjacent to the site; and (b) a minimum 2 metre wide landscaping strip containing signature trees and feature planting¹⁴ is provided within the site along the full length of the road frontage.
Access and parking facilities	
PO7 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	AO7 Car and bicycle parking facilities, dedicated to clients, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO8 Vehicle access and car parking areas enables the safe drop-off and collection of children by minimising potential conflicts between pedestrians and vehicles.	AO8.1 Access into and egress from the site is provided separately to enable a one-way vehicle circulation system.
	AO8.2 Passenger set down and pick areas: (a) are located adjacent to a main entrance of the childcare centre; and (b) are wide enough for a child to be lifted from either side of the vehicle, without danger from moving vehicles; and (c) are one-way and enable vehicles to stand nose to tail and freely exit the set down area.
	AO8.3 Passenger set down areas and parking spaces are located so that children are not required to cross vehicular access ways to reach the building.

¹⁴ "Signature trees and feature plantings" means landscaping that is used to visually soften parts of the development, emphasize parts of the development and/or form an attractive landmark in its own right. It does not include "buffer planting" where landscaping screens development from view.

9.3.4 Community activities code

9.3.4.1 Application

This code applies to assessing material change of use for community activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.4.2 Purpose

- (1) The purpose of the community activities code is to ensure that community activities are appropriately located, provide high quality design outcomes and maintain the amenity and character of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) community activities are located on highly accessible sites in the Community facilities zone or multi-purpose centres unless special circumstances (such as local need and location attributes) justify activities in other areas; and
 - (b) development provides high quality design outcomes at a human scale, and addresses and interacts with the street particularly along existing centre main streets and main streets in new centres; and
 - (c) development maintains a high level of amenity for adjoining residential properties; and
 - (d) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking.

9.3.4.3 Assessment benchmarks and requirements

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

Table 9.3.4.3.A – Community activities code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 Community activities seeking to occupy an existing building in the Community facilities zone, a multi-purpose centre or a sensitive land use zone, maintain: (a) adequate on-site car parking and vehicle access areas; and (b) adequate on-site landscaping areas; and (c) adequate activation measures on the street frontage/s; and (d) the scale and intensity of the previous use.	AO1.1 Where a community activity seeks to occupy an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use in multi-purpose centres, sensitive land use zones or the Community facilities zone, the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and (b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures¹⁵ on the street frontage/s that were approved or operated with the previous use.

¹⁵ "Activation measures" include pedestrian entrances / doors, large windows and openings.

Performance outcomes	Acceptable outcomes
	AO1.2 If the previous use occupied part of a building only, the proposed use: (a) occupies the same part of the building as the previous use; and (b) occupies the same or less gross floor area, within the existing building, as the previous use.
	AO1.3 Any external extensions to the existing building constitute minor building work.
For assessable development	
Location and need	
PO2 Community activities are located within the Community facilities zone or a multi-purpose centre unless: (a) a strong local need will be fulfilled; and (b) the viability of designated centres will not be compromised; and (c) they are appropriately located.	AO2.1 Community activities are located within the Community facilities zone or a multi-purpose centre.
	AO2.2 Community activities outside the Community facilities zone or a multi-purpose centre: (a) fulfil a demonstrated need of residents within the local catchment; and (b) are located: (i) either: (A) within a building previously used for community activities or centre activities; or (B) adjacent or opposite to existing community activities or centre activities; or (C) not within 800 metres of existing community activities or centre activities; and (ii) on sub-arterial roads or collector streets; and (iii) on a public transport route; and (iv) on sites large enough to mitigate potential impacts on adjoining and nearby properties within a sensitive land use zone and existing sensitive land uses; and (v) only at ground level.

Performance outcomes	Acceptable outcomes
Site layout and building design	
PO3 In multi-purpose centres, development adjacent to key active frontage streets¹⁶ is characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO3 In multi-purpose centres, street orientated development is provided along key active frontage streets. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking beneath, behind or within the building.
PO4 Development in new centres includes the creation of key active frontage streets that are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO4 Street-orientated development (in accordance with AO3 (a)–(f)) is provided along new key active frontage streets in the following centres: (a) Rural View major centre; and (b) Blacks Beach local centre; and (c) Andergrove Lakes local centre; and (d) Shoal Point local centre.
PO5 Development maintains the safety and efficiency of vehicle, bicycle and pedestrian movement on State controlled roads.	AO5 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.

¹⁶ “Key active frontage streets” are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
PO6 Building design: (a) addresses ‘non key active frontage streets’ and public places and provides interest in building form, materials and expression and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	AO6 Building frontages facing ‘non key active frontage streets’, parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures ¹⁷ for a minimum of 60% of the total frontage length; and (c) articulation measures ¹⁸ at a maximum spacing of every 10 metres along the frontage; and (d) trees that provide shade over the footpath within the road reserve.
PO7 Development integrates with the amenity and character of the local area.	AO7.1 In multi-purpose centres, development is setback from ‘non key active frontage streets’ in accordance with either of the following: (a) within 20% of the road frontage setback to an existing building on an adjoining site; or (b) in accordance with the minimum road frontage requirements set out in the relevant zone code.
	AO7.2 Where a front setback is provided, a minimum 2 metre wide landscaping strip is provided along the full length of all road frontages.
PO8 Development: (a) efficiently utilises sites within centres; or (b) maintains the amenity of adjoining residential sites where adjoining land within a sensitive land use zone.	AO8 The minimum setback for buildings from side and rear boundaries is: (a) 0 metres where the site adjoins a non-residential zone; and (b) the greater of 3 metres, or half the height of the building wall (ground level to eaves or ground level to top of the wall if no eaves) facing residential properties, where the site adjoins a sensitive land use zone.
PO9 In multi-purpose centres, the lower floors of buildings contain ceiling heights that: (a) provide a high level of amenity within the building; and (b) enable a variety of activities and uses.	AO9 Sites with a frontage to a key active frontage street and: - within the Major centre zone; or - within the District centre zone at North Mackay or West Mackay (Fourways and Parkside); provide minimum floor to ceiling heights in accordance with the following of: (a) 3.3 metres on ground floor; and (b) 3 metres on the first floor.

¹⁷ “Activation measures” include pedestrian entrances / doors, large windows and openings.

¹⁸ “Articulation measures” include building line projections / recessions (minimum depth 500mm), footpath awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
Access and parking facilities	
PO10 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	AO10 Car and bicycle parking facilities, dedicated to customers / clients, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.

9.3.5 Dwelling house code

9.3.5.1 Application

This code applies to assessing material change of use for dwelling house.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.5.2 Purpose

- (1) The purpose of the Dwelling house code is to ensure that dwelling houses, secondary dwellings, outbuildings and other ancillary structures maintain a high level of amenity within the site and as viewed from adjoining and nearby sites and roads.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) dwelling houses and ancillary structures:
 - (i) integrate with surrounding built form; and
 - (ii) maintain the visual amenity and privacy of adjoining lots; and
 - (iii) maintain views from adjoining and surrounding lots; and
 - (iv) do not constitute over-development of the lot; and
 - (b) dwelling houses in areas affected by flooding are designed to reduce damage from flood events; and
 - (c) the height, location and size of outbuildings is limited to ensure that they do not form overbearing development as viewed from adjoining and nearby lots and roads; and
 - (d) secondary dwellings are subordinate to the primary dwelling house; and
 - (e) adequate car parking is provided.

9.3.5.3 Assessment benchmarks and requirements

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

Table 9.3.5.3.A – Dwelling house code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Road frontage setbacks	
PO1 Dwelling houses, secondary dwellings, domestic outbuildings and other ancillary structures are setback from road frontages to: (a) integrate with the built form of the surrounding area; and	AO1.1 Dwelling houses, secondary dwellings, domestic outbuildings and other ancillary structures are setback from the primary road frontage in accordance with the minimum setbacks identified in Table 9.3.5.3.B.

Performance outcomes	Acceptable outcomes
(b) ensure that car accommodation is setback to: (i) enable a car to be parked in the driveway without encroaching into the road reserve; and (ii) not dominate the appearance of the site as viewed from the street; and (c) enhance residential amenity by providing separation between habitable rooms and adjoining roads; and (d) provide opportunities for landscaping.	AO1.2 On lots with more than 1 road frontage in an urban zone, the minimum secondary road frontage setbacks are: (a) dwelling house and secondary dwelling, excluding a garage – 3 metres; and (b) garage – 6 metres, eaves of up to 600mm can intrude into this setback; and (c) domestic outbuildings (e.g. sheds and carports) – 6 metres; and (d) where the road is an unconstructed esplanade or other road – 2 metres, in all circumstances. Note – For the minimum secondary road frontage setback requirement for a dwelling house on a property located within the Rural zone and Rural residential zone, refer to the minimum road setback provisions in QDC MP1.2.
	AO1.3 An open carport (as defined in the QDC) or shade sail may be set back less than the minimum setbacks identified in AO1.1 or AO1.2 provided that: (a) the setback is from a collector street or access street; and (b) the maximum width is the lesser of 7 metres or 50% of the frontage (measured from the inside of the outermost supporting posts); and (c) supporting posts are setback a minimum of 1 metre from the road frontage; and (d) enclosing / screening elements (for example walls, doors/windows, screens) are not provided on any elevations.
	AO1.4 The following ancillary structures may be set back less than the minimum setbacks required by AO1.1 or AO1.2: (a) unroofed landings, entry porches, steps or ramps with a maximum height of 1 metre above ground level; or (b) shade devices attached to a dwelling house or dwelling unit such as screens, sunblinds and sunhoods over windows and doors; or (c) utilities such as above ground rainwater tanks (not more than 1.5 metres high and with a footprint of not more than 4m²), aerals, electricity and gas meters¹⁹.

¹⁹ Higher or larger rainwater tanks must be setback in accordance with AO1.1.

Performance outcomes	Acceptable outcomes
Side and rear setbacks – Rural zone and Rural residential zone	
PO2 Dwelling houses, secondary dwellings, domestic outbuildings and other ancillary structures are setback from side and rear boundaries to: (a) maintain visual amenity to be consistent with rural and semi-rural landscapes, on the site and on adjoining sites; and (b) maintain privacy and general amenity normally expected in rural and semi-rural areas, on the site and on adjoining sites; and (c) provide separation between dwelling houses, secondary dwellings and the following on adjoining lots: (i) existing or potential agricultural activities; and (ii) bushfire hazard areas; and (iii) environmentally sensitive areas.	AO2.1 On sites with an area of 1 hectare or greater in the Rural zone, the minimum setback from side and rear boundaries for dwelling houses and secondary dwellings (excluding domestic outbuildings and other ancillary structures) is 10 metres. AO2.2 On sites with an area of 5,000m ² or greater in the Rural residential zone, the minimum setback from side and rear boundaries is: (a) for dwelling houses and secondary dwellings (excluding domestic outbuildings and other ancillary structures) - 10 metres from boundaries adjoining land within the Rural zone; and (b) for dwelling houses and secondary dwellings, domestic outbuildings and other ancillary structures - 5 metres from boundaries adjoining land within zones other than the Rural zone.
Floor levels in areas affected by flooding	
PO3 Premises subject to risk of inundation or damage through flood are provided with immunity to that risk in order to reduce potential property damage and to ensure public safety.	AO3 Development complies with the following: (a) is located on land that is not subject to inundation during a DFE²⁰; or (b) the minimum floor level for habitable rooms (new buildings and extensions to existing buildings) is the highest of the following: (i) 300mm above the DFE; or (ii) 300mm above the DSTE²¹ relevant to the subject site; or (iii) the minimum floor level, as follows: (A) Mackay urban area – RL 5.4m AHD; or (B) Midge Point – RL 5.0m AHD; or (C) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 5.3m AHD; or (iv) in addition to (iii) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from

²⁰ “DFE” – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest flood level is the DFE.

²¹ “DSTE” – defined storm tide event

Performance outcomes	Acceptable outcomes
	the higher of toe of the frontal dune or Highest astronomical tide); or (v) 225mm above natural ground level; or (vi) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.
Building height and site cover²²	
PO4 Dwelling house height: (a) integrates with the character of surrounding built form; and (b) maintains views and access to natural light for adjoining and nearby lots; and (c) does not form overdevelopment of the site; and (d) utilises a usable extent of building height within areas affected by flooding.	AO4.1 Dwelling houses have a maximum height of 11 metres above ground level (3 storeys) in the areas identified on: (a) Figure 9.3.5.3.A – 11 metre (3 storey) maximum building height areas – Mackay Harbour; or (b) Figure 9.3.5.3.B – 11 metre (3 storey) maximum building height areas – Sarina Beach.
	AO4.2 In areas affected by flooding, the height of dwelling houses above ground level does not exceed the maximum building height set by AO4.1 plus the highest of the following: (a) DFE; or (b) DSTE relevant to the subject site; or (c) the relevant level as follows: (i) within the Mackay urban area – RL 5.0m AHD; or (ii) Midge Point – RL 4.6m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD.
PO5 Dwelling house site cover: (a) maintains an adequate and usable outdoor recreation area; and (b) does not constitute over-development of the subject site; and (c) maintains a high level of amenity and privacy for adjoining lots.	AO5 Dwelling houses, outbuildings and other ancillary structures do not exceed: (a) 50% site cover on lots with an area of 400m² or more; or (b) 60% site cover on lots with an area of less than 400m² and more than 250m²; or (c) 75% site cover on lots with 250m² or less.
Outbuildings	
PO6 Domestic outbuildings are located and designed to: (a) not form a dominant feature in the streetscape; and (b) be physically and visually subordinate to the dwelling house; and	AO6.1 In the Rural residential zone, the site cover of domestic outbuildings does not exceed 200m ² .
	AO6.2 Domestic outbuildings accord with the following maximum heights:

²² Refer to the Queensland Development Code for building height provisions relevant to areas not mentioned in AO4.1 and AO4.2.

Performance outcomes	Acceptable outcomes
(c) not result in over-development of the lot; and (d) maintain views, access to natural light and a high level of visual amenity for adjoining lots.	(a) in urban zones on sites with an area of less than 400m²: (i) eaves – 2.4 metres above ground level; and (ii) roof apex – 2.7 metres above ground level; and (b) on sites in urban zones with an area of 400m² or more and on sites zoned Rural residential with an area of less than 5,000m²: (i) eaves – 4 metres above ground level; and (ii) roof apex – 5 metres above ground level; and (c) on sites zoned Rural residential with an area of 5,000m² or more: (i) eaves – 4.5 metres above ground level; and (ii) roof apex – 5.5 metres above ground level.
Secondary dwellings	
P07 The secondary dwelling is subordinate to the primary dwelling house.	A07 In the Rural zone and Rural residential zone: (a) no more than 1 secondary dwelling is provided per lot; and (b) the secondary dwelling has a maximum gross floor area of 60m²; and (c) the secondary dwelling is not located more than 20 metres from the primary dwelling house.

Table 9.3.5.3.B – Dwelling house code – minimum primary road frontage setbacks

Minimum setback from access streets	Minimum setback from collector streets	Minimum setback from sub-arterial roads	Minimum setback from arterial roads	Other requirements
Emerging community zone – before development for urban purposes has taken place				
6 metres	6 metres	10 metres	10 metres	From the centreline of future roads: • 200 metres from a future highway • 30 metres from future arterial road • 25 metres from a future sub-arterial road • 20 metres from a future collector street Where fronting a road reserve not identified on the Road hierarchy overlay map, contact Council to determine the road classification for the purposes of this provision.

Minimum setback from access streets	Minimum setback from collector streets	Minimum setback from sub-arterial roads	Minimum setback from arterial roads	Other requirements
• Emerging community zone – after development for urban purposes has taken place • Low density residential zone • Medium density residential zone, Low-medium density precinct (MD1) • Medium density residential zone, General medium density precinct (MD2) • Neighbourhood centre zone • Specialised centre zone, Tavern precinct (precinct no. SC2)				
• 6 metres to garages (eaves of up to 600mm may intrude into this setback) • 6 metres to outbuildings e.g. sheds and carports • 4.5 metres to other parts of the building • 3 metres to open verandahs, where the length of the verandah or verandahs (measured from the inside of the outermost supporting posts) facing the street frontage is not more than 5.5 metres	• 6 metres to garages (eaves of up to 600mm may intrude into this setback) • 6 metres to outbuildings e.g. sheds and carports • 4.5 metres to other parts of the building	10 metres	10 metres	From laneways: • 0 metres where the wall height is 3.5 metres or less above ground level; and • 2 metres where the wall height is more than 3.5 metres above ground level. Where fronting a road reserve not identified on the Road hierarchy overlay map, contact Council to determine whether the road is, for the purposes of this provision: • an arterial road, sub-arterial road, collector street, access street or laneway; or • an unconstructed esplanade or other road where a setback requirement of 2 metres is appropriate

Minimum setback from access streets	Minimum setback from collector streets	Minimum setback from sub-arterial roads	Minimum setback from arterial roads	Other requirements
- High density residential zone - Medium density residential zone – Multi-storey medium density precinct (precinct no. MD3) - Mixed use zone, Fringe commercial precinct (precinct no. MX2) where not located on a property that has frontage to Sydney Street or Juliet Street - Township zone				
6 metres	6 metres	10 metres	10 metres	From laneways: 0 metres where the wall height is 3.5 metres or less above ground level; and - where the wall height is more than 3.5 metres above ground level: 6 metres in the High density residential zone 2 metres in other zones Where fronting a road reserve not identified on the Road hierarchy overlay map, contact Council to determine whether the road is, for the purposes of this provision: - an arterial road, sub-arterial road, collector street, access street or laneway; or - an unconstructed esplanade or other road where a setback requirement of 2 metres is appropriate

Minimum setback from access streets	Minimum setback from collector streets	Minimum setback from sub-arterial roads	Minimum setback from arterial roads	Other requirements
• Rural zone • Rural residential zone				
10 metres	10 metres	10 metres	20 metres	Where fronting a road reserve not identified on the Road hierarchy overlay map, contact Council to determine the road classification for the purposes of this provision.
Other zones				
Subject to assessment against the zone code and other relevant provisions				

Figure 9.3.5.3.A – Dwelling house code – 11 metre (3 storey) maximum building height areas – Mackay Harbour



Figure 9.3.5.3.B – Dwelling house code – 11 metre (3 storey) maximum building height areas – Sarina Beach



9.3.6 Extractive industry code

9.3.6.1 Application

This code applies to assessing material change of use for extractive industry code.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.6.2 Purpose

- (1) The purpose of the extractive industry code is to ensure that extractive industry uses fulfil a need by utilising resources to the optimum extent while also maintaining high levels of public safety, amenity and ecological integrity.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) extractive industries fulfil a demonstrated need; and
 - (b) extractive industries are located, designed and operated to maintain public safety, general amenity and landscape character of the surrounding area; and
 - (c) external haulage routes operate efficiently but do not compromise:
 - (i) the amenity of areas containing concentrations of sensitive land uses; and
 - (ii) the condition of the roads; and
 - (d) a high standard of water quality is achieved within and downstream of the subject site through the implementation of appropriate water management techniques; and
 - (e) rehabilitation works during and upon cessation of the extractive industry use results in the previous environmental attributes and usability of the land being restored and/or improved.

9.3.6.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.6.3.A – Extractive industry code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Need	
PO1 The extractive industry fulfils a demonstrated need for the resource in development projects in the region.	AO1 The need for an extractive industry is demonstrated through a report which details the: (a) type of resource to be extracted and the nature of its use in development projects in the region; and (b) proposed rate of extraction; and (c) market demand for the resource.

Performance outcomes	Acceptable outcomes
Public safety and amenity	
P02 The extractive industry is located and operated to maintain public safety and minimise potential noise, dust, vibration and visual amenity impacts on nearby publicly accessible areas and sensitive land uses.	A02.1 Extractive industry operation areas are located in accordance with the following: (a) where the extractive industry involves blasting, minimum distance of 1,000 metres from: (i) sensitive land uses; and (ii) public roads; and (iii) driveways on adjoining and nearby properties; or (b) for other extractive industries, minimum distance of 400 metres from sensitive land uses.
	A02.2 Extractive industry operation areas are not located within 40 metres of any boundary.
	A02.3 Extractive industry operation areas are screened from view from public roads, other publicly accessible areas and sensitive land uses by one or a combination of the following: (a) natural topographic features such as ridgelines; or (b) a densely planted vegetation buffer, consisting of existing or new native species, with a minimum width of 20 metres; or (c) method of working the operation area.
	A02.4 Vibrations generated by the extractive industry are managed within acceptable levels as outlined within the <i>Environmental Protection (Noise) Policy 2008</i> .
	A02.5 Air pollution including dust generated by the extractive industry is managed within acceptable levels as outlined within the <i>Environmental Protection (Air) Policy 2008</i> .
	A02.6 Blasting operations are limited to the hours of 9:00 a.m. to 5:00 p.m. Monday to Friday.
	A02.7 Other extractive industry operations are limited to within the hours of 6:00 a.m. to 6:00 p.m. Monday to Saturday.

Performance outcomes	Acceptable outcomes
PO3 Public safety is maintained by: (a) preventing public access to operations areas; and (b) raising public awareness on operations.	AO3.1 In order to prevent unauthorised or accidental public entry, the following is provided: (a) security fencing with a minimum height of 2 metres around the part of the site occupied by the extractive industry operations area/s; and (b) lockable security gates at access points with a minimum height of 2 metres.
	AO3.2 Signs that inform and warn the public of operations and safety hazards, and prohibit unauthorised access, are installed on the: (a) public road adjoining the subject site; and (b) gates / fencing surrounding the operations area.
PO4 The location, extent, design, operation and staging of the extractive industry has regard to visual amenity and important landscape character elements.	AO4 The extractive industry maintains the natural profile of hill / mountain summits and ridgelines that are important to the visual amenity and landscape character of the region.
Haulage routes	
PO5 External haulage route/s servicing the extractive industry: (a) are provided on a road/s of a standard sufficient to carry the type and volume of vehicles associated with the use; and (b) avoids residential and township areas and other sensitive environments; and (c) are maintained and managed at all times to: (i) ensure roads remain safe, trafficable and operational; and (ii) minimise impacts from dust and noise to nearby sensitive land uses.	No acceptable outcome prescribed.
PO6 Extractive industry haulage vehicles do not diminish the condition of public roads.	AO6 Where vehicles carrying extractive resources impact on public roads, ameliorative works are undertaken to maintain the condition of the roads.
Stormwater drainage	
PO7 Stormwater drainage systems on the subject site are designed, constructed and maintained to: (a) minimise and control erosion; and (b) prevent pollution of groundwater and surface water; and (c) provide opportunities to conserve and re-use water on the site.	AO7.1 Banks and channels are constructed to divert stormwater runoff away from disturbed areas susceptible to erosion.
	AO7.2 Drainage basins are provided as required to detain stormwater runoff from disturbed areas to allow settlement of sediments.

Performance outcomes	Acceptable outcomes
	A07.3 Bunding, treatment and disposal provisions are made for industrial wastes.
	A07.4 Water quality improvement techniques and devices are developed and maintained at discharge points and, if necessary, throughout the site.
Rehabilitation works	
P08 Rehabilitation works during, and at the cessation of the extractive industry use, restore the environmental values and/or useability of the subject site.	A08.1 Rehabilitation works during, and at the cessation of the extractive industry use, are provided in accordance with a rehabilitation management plan.
	A08.2 The rehabilitation management plan details: (a) progressive / staged rehabilitation works; and (b) clean-up works (including areas of possible soil or water contamination); and (c) works required to ensure landform and soil profiles are stable and in a usable condition; and (d) revegetation using native plant species; and (e) monitoring for all aspects of the operations impacting on the environment.
	A08.3 A bond for the performance of rehabilitation works is provided.

9.3.7 Home-based business code

9.3.7.1 Application

This code applies to assessing material change of use for home-based business.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.7.2 Purpose

- (1) The purpose of the Home-based business code is to ensure that home-based business uses integrate with the character, amenity and primary use of the site, adjoining sites and local area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) home-based businesses maintain the character, amenity and safety of the site, adjoining sites and the local area; and
 - (b) home-based businesses integrate with, and are sub-ordinate to, the primary land use intent of the site and local area; and
 - (c) home-based businesses do not compromise the role and function of, or compete with, designated centres and other business / employment hubs; and
 - (d) adequate vehicle parking is provided on-site.

9.3.7.3 Assessment benchmarks and requirements

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

Table 9.3.7.3.A – Home-based business code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Location, scale and operations	
PO1 Home-based business uses have a location, scale and operations that: (a) maintain the character and amenity of the site, adjoining sites and the local area; and (b) integrate with, and are sub-ordinate to, the primary land use intent of the site and local area; and (c) not compromise the role and function of, or compete with, designated centres and other business / employment hubs.	AO1.1 If the use includes signage that is visible from an adjoining or nearby street or public land, the subject site is not within 50 metres of another site containing a home-based business with signage that is visible from adjoining or nearby streets or public land.

Performance outcomes	Acceptable outcomes
	AO1.2 Home-based business uses, other than bed and breakfast, comply with the following: (a) uses involving visiting customers / clients and loading / unloading activities, operate within the hours of: (i) 7.00am to 7.00pm, Monday to Saturday; and (ii) 9.00am to 5.00pm, Sunday and public holidays; and (b) the use involves the employment of no more than 2 employees that do not live in the principle dwelling house; and (c) the gross floor area (including storage areas) does not exceed the lesser of: (i) 25% of the total floor area of the principle dwelling house; or (ii) 10% of the site area; or (iii) 60m²; and (d) the use is wholly contained within the dwelling house or ancillary outbuilding on the site; and (e) the use does not generate more than: (i) 6 customers / clients on any single day (by appointment); and (ii) 2 customers / clients present on site at any one time; and (f) the use does not involve: (i) direct retail activity or the hiring of goods on / from the site; and (ii) industrial activities; and (iii) service industry activities.

Performance outcomes	Acceptable outcomes
	AO1.3 Home-based business involving bed and breakfast use comply with the following: (a) the use is wholly contained within the principle dwelling house on the site; and (b) sites have a minimum area of: (i) 600m² if within a sensitive land use zone other than the Township zone; or (ii) 1,000m² if within the Township zone; or (iii) 1 hectare if within the Rural zone or Rural residential zone; and (c) does not contain more than: (i) 2 guest bedrooms if within a residential zone; or (ii) 4 guest bedrooms if within the Rural zone or Rural residential zone; and (d) with regards to employees that do not live in the principle dwelling house: (i) no non-resident employees are associated with the use if within a residential zone; or (ii) no more than 2 employees are associated with the use if within the Rural zone or Rural residential zone; and (e) the maximum continuous period of stay for any guest is 4 weeks.
	AO1.4 The use involves no more than 1 commercial vehicle that is no larger than a small rigid vehicle as defined under <i>Australian Standard AS2890.2–2002</i>, for the daily operation of the business.
	AO1.5 The use does not involve outdoor storage of any material associated with the use.
Amenity and safety	
PO2 The operation of the use does not generate noise, light, vibration, odour, dust or air emission impacts evident at the boundary of the site that are more than what would otherwise be normally generated by the dwelling house.	No acceptable outcome prescribed.
PO3 The use maintains high levels of safety for adjoining sites.	AO3 The use does not store chemicals, gases or other hazardous materials in volumes greater than would otherwise be normally used and stored for the dwelling house.

Performance outcomes	Acceptable outcomes
Vehicle parking	
PO4 Development includes the provision of adequate, convenient and safe on-site car parking.	AO4 Sealed (bitumen, concrete or paving) car parking facilities, dedicated to customers / clients, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
Signage and display of goods	
PO5 Signage effectively advertises the name and nature of the business but is discreet and subordinate to the primary intended character, amenity and land use of the site and local area.	AO5.1 Any signage associated with home-based business uses, other than bed and breakfast, includes a single non-illuminated sign that: (a) does not exceed 0.3 m² in area; and (b) has a maximum height of 1.5 metres; and (c) is situated below the roof line of the building to which it is attached; and (d) displays only the name, occupation and contact details of the business; and (e) is located wholly within the site or securely attached to the front fence facing the road.
	AO5.2 Any signage associated with home-based business uses involving bed and breakfast, includes a single sign that: (a) does not exceed: (i) 0.3m² in area if within a residential zone; or (ii) 2m² in area where located in a Rural residential zone or Rural zone; and (b) displays only the street number, name, occupation and contact details of the business; and (c) if illuminated, the sign: (i) utilises only 1 incandescent globe not more than 60 watts if within a residential zone; or (ii) utilises only 1 incandescent globe not more than 100 watts if within the Rural zone; and (d) if illuminated, the sign is switched off between 9.00pm and 6.00am.
PO6 The display of goods does not compromise the intended character and visual amenity of the site and local area.	AO6 The use does not involve the display of goods that is visible from the adjoining road, including but not limited to, the display of goods: (a) in any window; or (b) on the footpath; or (c) on or attached to any building; or (d) in the garage or driveway; or (e) within the front setback of the building.

9.3.8 Industry activities code

9.3.8.1 Application

This code applies to assessing material change of use for industry activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.8.2 Purpose

- (1) The purpose of the industry activities code is to ensure that industry activities operate efficiently, maintain the amenity of nearby sensitive land uses and provide a high quality visual amenity within the site and as viewed from adjoining roads.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) industry activities operate efficiently on large usable sites, and in locations that do not compromise the amenity of nearby residential development and other sensitive land uses; and
 - (b) industry activities have a site layout and building design that:
 - (i) provides high quality design outcomes and does not constitute overdevelopment of the site; and
 - (ii) effectively addresses and engages with the street; and
 - (iii) includes landscaping to soften the appearance of the development and enhance the visual amenity of the local area; and
 - (iv) is consistent with intended streetscape outcomes where located in a centre main street; and
 - (c) areas used for the manufacture, storage, use or disposal of hazardous materials and chemicals, dangerous goods and flammable or combustible substances are located and designed to maintain public safety and the environment; and
 - (d) access points, vehicle manoeuvring areas, queuing areas, service areas and parking spaces are safe and adequate for the type and number of vehicles accessing the development.

9.3.8.3 Assessment benchmarks and requirements

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

Table 9.3.8.3.A – Industry activities code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Service industry in existing buildings in multi-purpose centres²³	
PO1 Service industry seeking to occupy existing buildings in centre zones maintain: (a) on-site car parking and vehicle access areas; and (b) on-site landscaping areas; and (c) activation measures on the street frontage/s; and	AO1.1 Where service industry seeks to occupy an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use in a multi-purpose centre, the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and

²³ PO1 and AO1.1 only apply to, and are the only provisions relevant to, service industry uses seeking to use existing buildings in the District centre zone, Local centre zone, Major centre zone or Principal centre zone.

Performance outcomes	Acceptable outcomes
(d) the scale and intensity of the previous use.	(b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures ²⁴ on the street frontage/s that were approved or operated with the previous use.
	AO1.2 If the previous use occupied part of a building only, the proposed use: (a) occupies the same part of the building as the previous use; and (b) occupies the same or less gross floor area, within the existing building, as the previous use.
	AO1.3 Any external extensions to the existing building constitute minor building work.
Low impact industry, research and technology industry, service industry and warehouse	
PO2 Low impact industry, research and technology industry, service industry or warehouse seeking to occupy an existing building maintain: (a) adequate on-site car parking and vehicle access areas; and (b) adequate on-site landscaping areas; and (c) adequate activation measures on the street frontage/s; and (d) the amenity and privacy of adjoining residential properties; and (e) the scale and intensity of the previous use.	AO2.1 Where low impact industry, research and technology industry, service industry or warehouse seeks to occupy an existing / approved building that has been previously, or is approved to be, occupied by a non-residential use, the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and (b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures²⁸ on the street frontage/s that were approved or operated with the previous use.
	AO2.2 Elevations facing an adjoining sensitive land use zone do not include new openings in the building or existing openings with an increased size.
	AO2.3 Any extensions to the existing building constitute minor building work.

²⁴ "Activation measures" include pedestrian entrances / doors, large windows and openings.

Performance outcomes		Acceptable outcomes	
PO3 Development involving repairing and servicing motor vehicles apply best practice standards to mitigate potential environmental impacts.		A03 Development involving repairing and servicing motor vehicles complies with the performance outcomes of the State Government Motor vehicle workshop operations code of practice.	
For assessable development			
Location			
PO4 Higher impact industrial development is located and designed to minimise noise, odour, dust, air emission, light or vibration impacts affecting adjoining or nearby properties within a sensitive land use zone and existing sensitive land uses.		A04 Higher impact industrial development is separated from land within sensitive land use zone, the Rural zone, Investigation area precinct (precinct no. RU1) (other than the Investigation area precinct identified at Rosella) and existing sensitive land uses as per the following minimum separation distances: (a) special industry - 1,500 metres; and (b) high impact industry - 500 metres; and (c) medium impact industry - 250 metres.	
Site characteristics			
PO5 The site has sufficient area and dimensions to accommodate the building/s, parking area, service vehicle areas, storage areas, and landscaping necessary for the operation of the use.		A05.1 The site has a minimum area of: (a) 3,500m ² in the High impact industry zone; and (b) 2,500m ² in other zones.	
		A05.2 The site has a minimum frontage of: (a) 35 metres in the High impact industry zone; and (b) 30 metres in other zones.	
Site layout, setbacks and building design			
PO6 Landscaping areas throughout the site enhance the visual amenity of the site by providing relief from areas containing built structures, hardstands and open work / storage areas.		A06.1 The site has a minimum landscaping area of: (a) for sites fronting an arterial road or sub-arterial road – 10% of the total area of the site; and (b) for other sites – 7.5% of the total area of the site.	
		A06.2 Landscaped buffers are provided along road frontage in accordance with the requirements of Planning scheme policy – landscape, including all guidance documents and lists ²⁵ , and the following: (a) minimum width 5 metres adjoining an arterial road or sub-arterial road; and	

²⁵ Guidance documents and lists under the Planning scheme policy – landscape include the List of plant species, List of furniture and materials and Guidance document for landscape documentation.

Performance outcomes	Acceptable outcomes
	(b) minimum width 2 metres adjoining other roads.
P07 Development comprises appropriate site cover, gross floor area and front setbacks so as not to form overbearing development as viewed from adjoining roads.	AO7.1 Buildings have a: (a) maximum site cover of 60% of the total area of the site; and (b) maximum gross floor area not greater than the total area of the site.
	AO7.2 Development is setback from non-main street road frontages in accordance with the following: (a) minimum setback 10 metres from an arterial road or sub-arterial road; and (b) minimum setback 6 metres from other roads.
Site layout, setbacks and building design	
P08 On elevations facing road frontages and other public spaces frequented by people, buildings: (a) provide high quality design outcomes including activation and articulation elements; and (b) effectively address and engage with the road frontages and other public spaces; and (c) provide a visually appealing and human scale pedestrian entrance that is protected from harsh weather.	AO8.1 Where applicable, ancillary office space and, sales area, of each building is sited on, and orientated towards, the primary street frontage.
	AO8.2 The main pedestrian entry to the building: (a) is visible and easily identifiable from the street and visitor car parking spaces; and (b) incorporate sun and rain shelter elements such as overhangs or awnings on buildings, that are a minimum of 900mm wide from the building face to the outermost projection; and (c) is adjoined by landscaping.
	AO8.3 Building elevations facing road frontages, parkland and other public spaces frequented by people include: (a) activation measures ²⁶ for a minimum of 40% of the total frontage length; and (b) articulation measures ²⁷ at a maximum spacing of every 15 metres along the frontage.
P09 Buildings provide high quality design outcomes and elements that emphasise the sense of identity for the local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and	No acceptable outcome prescribed.

²⁶ "Activation measures" include pedestrian entrances / doors, large windows and openings.

²⁷ "Articulation measures" include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
(b) detailed articulation elements such as sunshading devices; and (c) materials that are durable, have low reflectivity and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	
Site layout, setbacks and building design	
PO10 Outdoor utility, storage and service areas do not detract from the visual appearance of the development as viewed from the street.	AO10.1 Outdoor utility areas, storage (including bin storage), rainwater tanks and servicing areas are screened from view from roads by one or a combination of the following: (a) 1.8 metre high visual screen fence; and (b) 2 metre wide landscape buffer, planted in accordance with the requirements of Planning scheme policy – landscape, including all guidance documents and lists ²⁸ .
	AO10.2 Outdoor utility areas, storage (including bin storage) and service areas are sealed and drained.
Site layout, setbacks and building design – sites on a key active frontage street	
PO11 Development adjacent to key active frontage streets are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO11 Street orientated development is provided along key active frontage streets. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking and outdoor work, storage and service areas at the rear of the building.

²⁸ Guidance documents and lists under the Planning scheme policy – landscape include the List of plant species, List of furniture and materials and Guidance document for landscape documentation.

Performance outcomes	Acceptable outcomes
PO12 Buildings adjoining key active frontage streets provide high quality design outcomes and elements that emphasise the sense of identity for the centre and local area and the region through the use of: (a) articulated building lines, wall profiles and roof profiles; and (b) detailed articulation elements such as sunshading devices; and (c) materials that are durable, have low reflectivity and respond to the surrounding landscape character and built character; and (d) building design and landscaping that responds to and celebrates the region's tropical climate.	No acceptable outcome prescribed.
Access, internal circulation and parking facilities	
PO13 Vehicular access to the development: (a) is adequate and safe; and (b) does not detrimentally impact upon the safety, capacity or efficiency of the road or street system.	AO13 Vehicle access points are located as far away as practical from: (a) road intersections; and (b) vehicle access points on adjoining sites (unless combined access can be achieved); and (c) a road curve, crest or other element unduly reducing line of sight along the road.
PO14 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	AO14 Sealed car and bicycle parking facilities (including end of trip facilities), dedicated to customers / clients, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO15 External areas associated with industrial uses have appropriate surface treatment to prevent impacts from dust, sediment run off, inadequate drainage, and can cater for expected all-weather vehicle mass and number of movements.	AO15 External areas accommodating: • open, semi open or covered work spaces; or • equipment or parts stacking and rotation areas; or • delivery loading and unloading; or • vehicle circulation areas; provide constructed and drained hardstand surfaces in keeping with the scale and intensity of the activity. The surface shall be: (a) concrete; or (b) asphalt; or (c) bitumen seal.

Performance outcomes	Acceptable outcomes
Environmental impacts	
PO16 Industrial uses, not mentioned in PO3, apply best practice standards to mitigate potential environmental impacts.	AO16 Development complies with the performance outcomes of any relevant State Government guideline or code of practice.
Hazardous materials, chemicals and contaminants	
PO17 Areas where hazardous materials and chemicals or potentially contaminating substances are manufactured, stored, used or disposed are located away from sensitive land use zones and existing sensitive land uses, and designed to: (a) prevent spills from leaving the site; and (b) provide protection from stormwater inundation; and (c) maintain or improve the stormwater flow and flood characteristics of the local area.	AO17.1 Areas where hazardous materials and chemicals or potentially contaminating substances are manufactured, stored, used or disposed are: (a) located: (i) a minimum of 300mm above the DFE²⁹; or (ii) within a bunded area that: (A) includes bund walls with a minimum height of 300mm above the DFE or the DSTE (whichever is greater); and (B) prevents intrusion of flood waters; and (C) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in general vicinity of the subject site; and (D) does not increase stormwater ponding on sites upstream, downstream or in general vicinity of the subject site; and (b) sealed with hardstand (bitumen or concrete) and roofed; and (c) designed so that: (i) spills are bunded and retained on site for removal and disposal by an approved means; and (ii) roof water is piped away from the area; and (d) bulk tanks are anchored so they cannot float if submerged or inundated by water. AO17.2 Development where hazardous materials or potentially contaminating substances are manufactured, stored or used, are located a minimum of 1,500 metres from a sensitive land use zone or an existing sensitive land use.
Fencing and access gates	
PO18 Fencing is located and designed to maintain the visual amenity of the site as viewed from adjoining roads.	AO18.1 If required, fencing is provided in line with the front setback of the building line rather than along the road frontage boundary.

²⁹ "DFE" – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest level forms the DFE.

Performance outcomes	Acceptable outcomes
	AO18.2 If it is demonstrated that achieving AO18.1 is impractical given the circumstances of the use or the site, landscaping is provided between the fencing and the road frontage boundary.
	AO18.3 Fencing provided between the road frontage boundary and the building (including fencing in line with the front setback of the building), complies with the following: (a) maximum height 2 metres; and (b) consists of high quality materials such as open mesh, powder coated chain wire or galvanised steel; and (c) is coloured black or a similarly dark colour.
PO19 Vehicular access to the development does not detrimentally impact upon the safety, capacity or efficiency of the adjoining pedestrian / bicycle pathway and road.	AO19 Access gates across driveways are located so that vehicles stand wholly on site while the gate is being opened or closed.

9.3.9 Intensive rural activities code

9.3.9.1 Application

This code applies to assessing material change of use for intensive rural activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.9.2 Purpose

- (1) The purpose of the intensive rural activities code is to ensure that intensive animal industries are accommodated in the Rural zone with minimal impact on surrounding sensitive land uses and the visual amenity of the area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) intensive animal activities are setback from roads, boundaries, sensitive land uses and sensitive environmental areas to reduce potential impacts on the visual and general amenity of the area; and
 - (b) animals are provided with adequate food, water, shelter and a 24 hour on-site manager; and
 - (c) intensive animal activities are not located in low lying areas, catchment areas, near waterbodies or bores and are designed to manage stormwater flows to ensure waste does not affect water quality; and
 - (d) to reduce biosecurity risks, poultry farms are not located in clusters.

9.3.9.3 Assessment benchmarks and requirements

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

Table 9.3.9.3.A – Intensive rural activities code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Stables and wildlife refuges in the rural zone	
PO1 Stables or wildlife refuges in the Rural zone maintain the character and amenity of adjoining and nearby sites and the surrounding area.	AO1 Stables or wildlife refuges in the Rural zone are not located within 20 metres of any site boundaries.

Performance outcomes	Acceptable outcomes
For assessable development	
Site requirements and setbacks	
PO2 Operational elements and activities such as buildings, structures, enclosures and other activity and storage areas associated with intensive rural activities, involving animal keeping, intensive animal industry and intensive horticulture, are setback from road frontage boundaries, other boundaries and sensitive land uses to protect the: (a) amenity of existing and future residences and other sensitive land uses having regard to: (i) noise; and (ii) odour, particulate matter or other air emission; and (iii) water contamination; and (iv) dust; and (v) visual impact; and (b) ecological integrity of natural habitat areas on the site and surrounding sites; and (c) visual amenity of the area when viewed from public roads.	AO2 Buildings, structures, pens, enclosures, ponds, activity and storage areas, and areas for effluent treatment and disposal associated with intensive rural industries, involving animal keeping, intensive animal industry and intensive horticulture, comply with the minimum setbacks identified in Table 9.3.9.3.B.
PO3 Adequate separation distances between poultry farms enable implementation of appropriate bio-security measures.	AO3 The minimum separation distance between new poultry farms and existing poultry farms are: (a) 5 kilometres between a poultry breeding facility and a poultry production farm; and (b) 1,000 metres between poultry production farms.
Animal keeping and intensive animal industry	
PO4 Animal keeping activities involving kennels or catteries are located, designed, constructed and operated such that: (a) animals are securely housed and supervised; and (b) premises are easily maintained; and (c) the use does not cause an amenity nuisance beyond the site boundaries.	AO4.1 Buildings containing animals are fenced to a minimum height of 1.8 metres and designed to prevent escape of animals by climbing, jumping or digging.
	AO4.2 Buildings containing animals are constructed with impervious reinforced concrete floors, gravity drained to the effluent collection / treatment point.
	AO4.3 Exterior walls of buildings containing animals are constructed of sound absorbent material being brick, concrete, masonry or other similar material.
	AO4.4 Animals are generally kept in secure enclosures and are inside buildings or structures between the hours of 6.00pm and 7.00am.

Performance outcomes	Acceptable outcomes
	AO4.5 An on-site manager, responsible for animal supervision, building maintenance and general operation of the use, is on the premises at all times.
P05 An adequate supply of water and animal feed is provided on the premises in a safe and secure manner.	AO5.1 Water supply and storage facilities are located on-site and provide water suitable (quality and quantity) for: (a) consumption by the animals; and (b) maintenance of the premises.
	AO5.2 A back-up water supply must be maintained which has a minimum of two days water supply available at all times for emergency use.
P06 Operational elements and activities must be located, designed and constructed to prevent: (a) inundation from flood events; and (b) impacts to environmentally sensitive areas, watercourses, waterways, wetlands and springs; and (c) leaching of nutrients and pesticides into surface water, ground water or offsite areas.	AO6.1 Buildings, structures, pens, enclosures, activity and storage areas and areas for effluent treatment and disposal: (a) are not located within a site subject to inundation in a 1% AEP flood event; and (b) are not located within or near overland flow paths; and (c) have an appropriate floor level to avoid inundation; and (d) are protected from potential inundation by bunding and/or channelling if necessary.
	AO6.2 Development involving a poultry farm, piggery or feedlots and including associated operational activities must not occur: (a) in any category A or B environmentally sensitive area³⁰; and (b) within 100 metres of any watercourse, waterway, or wetland.
Intensive horticulture	
P07 Development integrates with the visual amenity of the surrounding rural landscape by considering: (a) the location and design of buildings, structures and outdoor operation areas; and (b) the size of buildings and structures; and (c) the potential use of vegetation for visual screening; and (d) views of the development from nearby properties, roads and other public places.	No acceptable outcome is prescribed.

³⁰ Category A and category B environmentally sensitive areas (ESAs) as defined under Schedule 19 of the Environmental Protection Regulation 2019.

Performance outcomes	Acceptable outcomes
PO8 Activities involving the use of compost materials, especially mushroom growing substrate used by mushroom farms: (a) are undertaken predominantly within an enclosed structure/s; and (b) employ measures to maintain air quality and minimise odour impacts on the site and on adjoining and nearby sites.	No acceptable outcome is prescribed.
Aquaculture	
PO9 Separation distances to nearby sensitive land uses and the area of the site are large enough to effectively mitigate any potential environmental and amenity impacts.	AO9.1 For uses involving a recirculating tank based system with an area of 50m ² or less, or ponds or above ground tanks with a total surface area of 5ha or less, the: (a) fish growing area and any ancillary operations areas are a minimum of 100 metres or more from an existing sensitive land use on an adjoining or nearby site; and (b) site is large to mitigate impacts to adjoining and nearby properties and public roads.
	AO9.2 For uses involving a recirculating tank based system with an area of more than 50m ² , or ponds or above ground tanks with a total surface area of more than 5ha, the: (a) fish growing area and any ancillary operations areas are a minimum of 300 metres or more from an existing sensitive land use on an adjoining or nearby site; and (b) site has a minimum area of 16 hectares.
PO10 Development effectively mitigates potential environmental and amenity impacts generated by the development, particularly with regard to: (a) water quality including groundwater; and (b) odour; and (c) air quality; and (d) noise; and (e) dust; and (f) visual impact; and (g) traffic generation.	AO10.1 Ponds are lined to prevent groundwater contamination.
	AO10.2 Bund walls or levees are constructed around ponds to contain runoff.
PO11 Development avoids agricultural land and locally important agricultural areas.	No acceptable outcome is prescribed.
PO12 Buildings, structures or enclosures have setbacks to road frontages, site boundaries and adjacent dwellings to protect: (a) the amenity of nearby residents; and	AO12.1 Buildings, structures, enclosures (except for administration purposes) and activities associated with the use are set back a minimum of:

Performance outcomes	Acceptable outcomes
(b) the visual amenity and character of the locality when viewed from public roads and adjoining and nearby sites.	(a) 20 metres from any road frontage, side or rear boundary; and (b) 100 metres from an existing dwelling.
	AO12.2 A landscape buffer ³¹ with a minimum width of 5 metres is provided between the use and adjoining roads and properties.
General requirements	
PO13 Vehicle access points and driveways are located, designed and constructed to enable safe and efficient access to the development.	AO13.1 Vehicle access points to the site are not located: (a) within 50 metres of an intersection of roads; and (b) within 10 metres of a nearby vehicle access point; and (c) in close proximity of a road curve, crest or other element unduly reducing line of sight along the road.
	AO13.2 Access gates across driveways are located so that vehicles stand wholly on site while the gate is being opened or closed.
	AO13.3 Vehicle access points and driveways are located to minimise noise and dust impacts on neighbouring sensitive land uses.
	AO13.4 Driveways are designed and constructed: (a) to safely and efficiently accommodate the number and type of vehicles accessing the development; and (b) with appropriate materials to minimise: (i) dust nuisance to nearby sensitive land uses; and (ii) potential erosion issues.
PO14 A landscape buffer is provided to screen buildings, structures, enclosures and activity and storage areas from view from sensitive land use zones, sensitive land uses and public roads.	AO14 A landscape buffer ³² is provided where development is visible from road frontages, other boundaries and sensitive land uses.

³¹ "Landscape buffer" means planting that provides effective visual screening and is in accordance with the requirements of the PSP - Landscape.

³² "Landscape buffer" means planting that provides effective visual screening and is in accordance with the requirements of PSP - landscape.

Table 9.3.9.3.B – Minimum setbacks and lot sizes for intensive rural activities involving animal keeping, intensive animal industry and intensive horticulture

Use	Activity	Minimum setback
Animal keeping	• kennel • cattery • aviary	• 20 metres from all site boundaries; and • 50 metres from sensitive land uses; and • 50 metres from boundaries adjoining a sensitive land use zone
Intensive horticulture	All circumstances	
Intensive animal industry	Poultry farm - between 21 and 100 poultry birds	
	• poultry farm - between 100 and 1,000 poultry birds; and • piggery – between 6 and 400 standard pig units; and • feedlot – between 21 and 150 standard cattle units; and • stockyard and dairying activities	• 200 metres from road frontage boundaries where the road carries more than 50 vehicles per day; and • 100 metres from road frontage boundaries where the road carries 50 or less vehicles per day; and • 100 metres from all other non-road frontage boundaries adjoining a property in the Rural zone; and • 300 metres from sensitive land uses; and • 300 metres from boundaries adjoining a sensitive land use zone
	• poultry farm - over 1,000 poultry birds; and • piggery – over 400 standard pig units; and • feedlot – over 150 standard cattle units	• 1,000 metres from: - hostel; and - motel; and - park; and - sensitive land uses; and - boundaries adjoining a sensitive land use zone; and - a protected area under the Nature Conservation Act 1992
All uses	In all circumstances	• from a watercourse or wetland: - 50 metres from surveyed bank of intermittent water course; and - 100 metres from surveyed bank of a permanent water course, water supply well, bore and/or dam

9.3.10 Market and roadside stall code

9.3.10.1 Application

This code applies to assessing material change of use for market and roadside stall.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.10.2 Purpose

- (1) The purpose of the Market and roadside stall code is to ensure that market and roadside stall uses perform an appropriate role and function, are highly accessible and integrate with the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) market and roadside stall uses complement, rather than compete with, existing centres by:
 - (i) operating infrequently; or
 - (ii) being of a small scale; or
 - (iii) offering unique products for sale; and
 - (b) market and roadside stall uses provide safe, convenient and adequate access and integrate with the established visual and general amenity of the surrounding area.

9.3.10.3 Assessment benchmarks and requirements

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

Table 9.3.10.3.A – Market and roadside stall code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Market	
PO1 Markets operate on a regular but infrequent basis, so as not to compromise the viability of centre activities in centres and townships.	AO1 The market does not operate more frequently than two days per week (whether the operating days are successive or separate).
PO2 Markets provide, or have access to, adequate and convenient car parking.	AO2 The number of car parks available for use ³³ is consistent with that required by Table 9.4.1.3.B in the General development requirements code. Car parking may be provided: (a) on-site; or (b) in public off-street car parks within 200 metres of the markets; or (c) on-street car parks, not including arterial roads, within 200 metres of the markets.

³³ "Available for use" means that where the market co-locates with an existing use and requires the use of common parking facilities, or where the market requires the use of public car parks:

- adequate car parking capacity is provided for the market and other uses serviced by the car parking, if the market and other uses operate concurrently, or
- the market operates when other uses serviced by the car parking are not operating.

Performance outcomes	Acceptable outcomes
PO3 Markets avoid creating adverse amenity impacts for adjoining properties and maintain the visual and general amenity of the area.	AO3.1 Permanent and temporary structures, active outdoor use area, car parking areas and access ways and storage areas are set back a minimum of 6 metres from any boundary adjoining a property within a residential zone.
	AO3.2 Where within 50 metres of a property within a residential zone, the market operates within the hours of 6:30am to 6:30pm.
PO4 Markets provide convenient and clearly signed public toilet facilities.	AO4.1 Public toilets are provided within the area of the market or within 200 metres of the market.
	AO4.2 Signage is provided throughout the market area to identify the location of public toilet facilities.
PO5 Markets are designed to provide for: (a) comfortable pedestrian movement; and (b) emergency vehicle access.	AO5.1 Pedestrian movement aisles within the market area have a minimum width of 2 metres.
	AO5.2 A clear movement path with a minimum width of 3 metres is provided through or around the market to enable emergency vehicle access.
Roadside stall	
PO6 Roadside stalls: (a) sell goods produced in the local area to passing motorists; and (b) do not compromise the viability of centre activities in centres and townships; and (c) are of a small-scale and low intensity.	AO6.1 The roadside stall sells goods produced on the subject site and/or on properties within 500 metres of the subject site.
	AO6.2 The area used for the display and sale of goods is no larger than 50m ² .
	AO6.3 The roadside stall is within 30 metres of, and is directly visible from, an adjoining road.
PO7 Roadside stalls provide: (a) adequate and convenient on-site car parking; and (b) safe access to the adjoining road.	AO7.1 Car parking is provided: (a) on the subject site (not within the road reserve); and (b) adjacent to the roadside stall; and (c) in accordance with Table 9.4.1.3.B in the General development requirements code.
	AO7.2 Vehicular access from the road to the car parking area is gained by an existing invert crossing or access point.

Performance outcomes	Acceptable outcomes
PO8 The roadside stall avoids creating adverse amenity impacts for adjoining properties and maintains the visual and general amenity of the area.	AO8.1 Permanent and temporary structures, active outdoor use area, car parking areas and access ways and storage areas are set back a minimum of 10 metres of side and rear boundaries.
	AO8.2 Permanent and temporary structures have a maximum height of 4.5 metres above ground level.
	AO8.3 The roadside stall operates within the hours of 7:00am to 5:00pm.

9.3.11 Multiple dwelling activities code

9.3.11.1 Application

This code applies to assessing material change of use for multiple dwelling activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.11.2 Purpose

- (1) The purpose of the Multiple dwelling activities code is to ensure that multiple dwelling activities achieve relevant residential density objectives and provide high quality design and amenity outcomes.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) multiple dwelling activities are provided at strategic locations with high levels of convenience, liveability and accessibility such as in close proximity to centres, public transport corridors and/or high quality open space/amenity elements; and
 - (b) multiple dwelling activities do not overdevelop sites, but also, do not form an underutilisation of sites considered strategically important for higher density residential development; and
 - (c) development provides high quality design outcomes through:
 - (i) buildings that are highly articulated; and
 - (ii) buildings that address and interact with roads and other public spaces; and
 - (iii) the establishment of tropical landscaping; and
 - (d) development maintains a high level of amenity for adjoining residential properties; and
 - (e) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking; and
 - (f) development provides adequate private and communal recreation areas; and
 - (g) common property and private open space areas are designed and operated to be safe and secure for residents and visitors; and
 - (h) affordable and adaptable housing is encouraged.

9.3.11.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.11.3.A – Multiple dwelling activities code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site characteristics	
PO1 Multiple dwelling activities are provided in close proximity to: (a) centres and other key activity nodes; or (b) public transport services; or (c) recreation opportunities.	AO1 Development involving 1 dwelling per every 500m ² or less of site area, are located within one or a combination of the following: (a) Medium density residential zone, High density residential zone, Mixed use zone or multi-purpose centre zone; or (b) 1.5 kilometres of the Principal centre zone; or (c) 800 metres of a Major centre zone or District centre zone; or (d) 800 metres of the Central Queensland University Ooralea campus, Base Hospital or Mater Hospital; or (e) 400 metres of a Local centre zone; or (f) 200 metres of an existing centre activity or community activity; or (g) 200 metres of a public transport route or usable open space.
PO2 The site is able to efficiently accommodate multiple dwelling activities while also maintaining a high level of amenity for the site and adjoining sites.	AO2 The area and frontage width of the site is consistent with the minimum area and frontage requirements set out in Table 9.3.11.3.B.
PO3 Multiple dwelling activities requiring access to an arterial road or sub-arterial road reduces the number of access points on these roads.	AO3 The minimum site area for sites adjoining and gaining access from an arterial road or sub-arterial road is 2,000m ² . For the purpose of clarity, this provision overrides AO2 and Table 9.3.11.3.B.
Side and rear setbacks	
PO4 Development is setback from side and rear boundaries to: (a) provide opportunities for landscaping and recreation areas on the site between the building and boundaries; and (b) maintain reasonable access to sunlight and breezes for adjoining sites, and do not form overbearing development.	AO4 Buildings are setback from side and rear boundaries in accordance with the following: (a) in multi-purpose centres: (i) 0 metres to the podium (maximum height 8.5 metres above ground level (2 storeys)); and (ii) above the podium: (A) up to 6 storeys – 3 metres to the edge of a balcony, 6 metres to the building wall; and (B) above 6 storeys – 6 metres; and

Performance outcomes	Acceptable outcomes
	(b) in other zones: (i) from boundaries adjoining a Low density residential zone: (A) a minimum of 1.5 metres where walls have a height of 4.5 metres above ground level; and (B) a minimum of 2 metres where walls have a height of 7.5 metres above ground level; and (C) a minimum of 6 metres where the building height is up to 11 metres (3 storeys) (D) a minimum of 15 metres where the building height is up to 17 metres (5 storeys) (ii) from boundaries not adjoining a Low density residential zone: (A) a minimum of 1.5 metres where walls have a height of 4.5 metres above ground level; and (B) a minimum of 2 metres where walls have a height of 7.5 metres above ground level; and (C) a minimum of 2.5 metres where the building height is up to 14 metres (4 storeys); and (D) a minimum of 3.5 metres where the building height is up to 17 metres (5 storeys); and (E) a minimum of 6 metres where the building height is over 17 metres (more than 5 storeys).
PO5 Built-to-boundary walls maintain reasonable access to sunlight and breezes for adjoining site, and do not form overbearing development.	AO5 Built to boundary walls: (a) have a maximum height of 3.5 metres unless matching an existing or simultaneously constructed wall on the adjoining property; and (b) have a maximum length of the lesser of 12 metres or 50% of the length of that boundary unless matching an existing or simultaneously constructed wall on the adjoining property; and (c) are maintenance free.

Performance outcomes	Acceptable outcomes
Site layout and building design	
PO6 Development provides high quality design outcomes through the use of measures to: (a) reduce the bulk of the building/s; and (b) create diversity and richness in building form and finishes; and (c) ensure that the building/s address and interact with roads and other public spaces.	AO6.1 For buildings or sections of buildings with a height of 3 storeys or more, building length of any frontage is not more than 60 metres.
	AO6.2 The building bulk is reduced by a combination of activation measures ³⁴ and articulation measures ³⁵ , particularly: (a) on elevations facing roads or public open space; and (b) where located in a cluster of 3 or more adjoining sites (fronting the same street) containing multiple dwelling activities.
	AO6.3 Sections of building frontages that do not include activation measures ³⁴ and articulation measures ³⁵ do not exceed: (a) 10 metres in length on building elevations facing road and public open space frontages; and (b) 15 metres in length on building elevations facing other frontages.
	AO6.4 A pedestrian entrance/s to the building is clearly visible from road frontages.
PO7 Roof design provides high quality visual amenity outcomes and positively contributes, and integrates with, the roofscape of the area.	AO7.1 Roofs include pitches, gables, skillions or other features.
	AO7.2 Building caps and rooftops contribute to: (a) the architectural quality of the building; and (b) a visually diverse but cohesive roofscape throughout the centre.
	AO7.3 Service structures, lift motor rooms, central air conditioning plant and other mechanical plant are: (a) designed as an architectural feature of the building; or (b) adequately screened from view and not visible from the street, adjoining properties and public places.

³⁴ "Activation measures" include pedestrian entrances / doors, large windows and balconies.

³⁵ "Articulation measures" include building line projections / recessions (minimum depth 500mm), footpath awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
PO8 In multi-purpose centres, development along key active frontage streets ³⁶ is characterised by active and articulated buildings defining and addressing the street, a vibrant street-orientated atmosphere and high quality pedestrian amenity.	AO8 On key active frontage streets, street orientated development is provided on the ground level of the building. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking beneath or behind the building.
PO9 Enclosed and open car parking areas: (a) are visually integrated with the development and the streetscape; and (b) do not form a visually prominent feature of the development as viewed from the street or adjoining sites.	AO9.1 One or a combination of the following is provided between car parking and driveway areas and road frontage boundaries or boundaries adjoining properties within a sensitive land use zone: (a) active building frontages or buildings containing habitable rooms; or (b) landscaping strips with a minimum width of 2 metres; or (c) acoustic barrier fencing.
	AO9.2 Enclosed car parking areas are recessed a minimum of 1.5 metres behind the front face of: (a) buildings containing habitable rooms; or (b) a verandah / balcony.
	AO9.3 Basement car parking facilities, that are visible from adjoining roads, are no more than 1 metre above ground level at any point.
PO10 Mail boxes are: (a) of a useable size; and (b) suitably located for convenient access and use.	AO10 Development provides mail boxes: (a) in close proximity to the entry of each dwelling for individual ground level dwelling units; or (b) in a mail box structure adjacent to the major pedestrian entrance of a unit complex.

³⁶ "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
Access and car parking	
PO11 Vehicular access to arterial roads and sub-arterial roads is avoided unless no other options are available and the access: (a) reduces the number of access point on the road; and (b) maintains the safety and efficiency of the road; and (c) provides safe and efficient access to the site.	AO11 Vehicular access to arterial roads and sub-arterial roads is avoided in favour of access to a collector or access street (side, rear or internal streets). Where no such option is available, it is demonstrated that: (a) a single access point on the arterial road or sub-arterial road combines existing or potential access points; and (b) does not compromise the safety or efficiency of the arterial road or sub-arterial road; and (c) provides safe and efficient access for residents of and visitors to the development.
PO12 Development includes the provision of adequate and convenient on-site car parking.	AO12 Car parking dedicated to residents of, and visitors to the multiple dwelling activity is provided: (a) on the site in a convenient location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO13 Access within the site is safe, efficient and accessible.	AO13 Internal vehicle access and layout is provided to: (a) discourage speeding; and (b) provide safe and efficient access and parking on sealed surfaces; and (c) enable a B99 vehicle³⁷ to access and leave the site in forward gear after performing no more than a 3-point turn.
Recreation areas, landscaping and fencing	
PO14 Development includes the provision of adequate communal and private open space and recreation areas.	AO14.1 Each dwelling located wholly or partly on ground floor is provided with private ground level open space that: (a) has a minimum area of: (i) for a 1 bedroom dwelling – 20m²; or (ii) for a 2 bedroom dwelling – 30m²; or (iii) for a dwelling with 3 or more bedrooms – 40m²; and (b) has a minimum dimension of 3 metres; and (c) includes a principal area that: (i) has a minimum area of 16m²; and (ii) has a minimum dimension of 4 metres; and (iii) directly adjoins a living area of the dwelling; and (iv) is not used to accommodate plant or utility equipment (such as air-conditioning units, hot water systems, rainwater tanks and bins); and (v) has a slope less than 1 in 20 (5%).

³⁷ "B99 vehicle" as defined by *Australian Standard AS/NZS2890.1-2004*.

Performance outcomes	Acceptable outcomes
	AO14.2 Each dwelling located wholly above ground floor is provided with private balcony that: (a) has a minimum area³⁸ of 8m²; and (b) has a minimum dimension of 2.5 metres; and (c) directly adjoins a living area of the dwelling³⁹.
	AO14.3 Development comprising 15 or more dwellings provides communal open space in accordance with the following: (a) minimum area is the greater of: (i) 10m² per dwelling; or (ii) 15% of the site area; and (b) minimum dimension of 3 metres; and (c) includes outdoor recreation area, landscaping or indoor recreation facilities.
PO15 Fences and walls along road frontage boundaries and boundaries adjacent to public open space: (a) enable casual surveillance from the building to the road or public open space; and (b) provide a physical delineation between public and private property; and (c) provide visual interest and are compatible with the streetscape.	AO15.1 Fences and walls along road frontage boundaries and boundaries adjacent to public open space have a maximum height of: (a) 1.2 metres above ground level is solid; and (b) 1.5 metres above ground level if the fence is a minimum of 50% transparent.
	AO15.2 Solid front fences and walls may be provided adjacent to arterial roads, sub-arterial roads and collector streets if the fence or wall: (a) screens a dwelling's principal area of private open space; and (b) is setback a minimum of 1 metre from the road frontage boundary with landscaping provided between the road frontage boundary and the fence; and (c) does not exceed a height of 1.8 metres above ground level; and (d) does not extend along the road frontage boundary more than 75% of the total length of the boundary.
	AO15.3 Fences do not exceed 10 metres in length without articulation or detailing to provide visual interest.

³⁸ Balcony area required to accommodate plant or utility equipment (such as air-conditioning units and hot water systems) do not count toward meeting the minimum area.

³⁹ Balcony areas adjoining other rooms (such as bedrooms) may be provided, but these must be in addition to the minimum requirements set out in AO14.2.

Performance outcomes	Acceptable outcomes
Security, safety and privacy	
PO16 Development is designed to provide high levels of security and safety through the use of: (a) elements to delineate private and communal spaces; and (b) elements providing the casual surveillance of public spaces adjoining the site and communal spaces within the site; and (c) adequate lighting in communal spaces.	AO16.1 Private and communal open space is physically delineated to clearly identify ownership.
	AO16.2 Buildings are designed to overlook: (a) roads and public open space adjoining the site; and (b) common property (including access-ways, car parking areas and open space / recreation areas) on the site.
	AO16.3 Pedestrian and vehicular access-ways, car parking areas and building entries are: (a) clearly defined; and (b) well-lit at night; and (c) overlooked by buildings and/or public roads; and (d) provide direct and convenient access.
PO17 Development maintains a high level of privacy between dwellings and for dwellings on adjoining sites.	AO17 Habitable room windows: (a) are: (i) offset so that they do not directly face habitable room windows or private open space of a dwelling on the site or on an adjoining site; or (ii) located a minimum of 9 metres from habitable room windows or private open space of a dwelling on the site or on an adjoining site, if they cannot be offset; or (b) are designed and/or treated in accordance with either of the following where (a)(i) or (a)(ii) above cannot be met: (i) a 1.8 metre high visual screen fence is provided where the habitable room windows are at ground level; or (ii) translucent glazing is used; or (iii) sill heights are a minimum height of 1.5 metres above ground level; or (iv) screening devices according with the following are used: (A) fixed and permanently attached to the building; and (B) solid and translucent or perforated with a maximum of 50% openings; and (C) visually complements the development.

Performance outcomes	Acceptable outcomes
Affordable and adaptable housing	
PO18 Low cost housing is encouraged through development incentives subject to maintaining local amenity.	AO18 Development involving the provision of low cost, special needs or aged care accommodation for a minimum period of 10 years by government agencies, charitable agencies or through the National Rental Affordability Scheme (NRAS), may seek a relaxation of ⁴⁰ : (a) the plot ratio requirements set out in the relevant zone code subject to demonstration that the proposed plot ratio does not: (i) constitute overdevelopment of the site; and (ii) adversely affect the amenity of the area; and (b) the on-site car parking requirements set by AO12 subject to demonstration that proposed car parking numbers are adequate to the use.
PO19 Development is designed to meet the needs of aged or disabled persons by incorporating adaptable dwellings.	AO19.1 Retirement facility, and other developments designed to accommodate aged or disabled persons, provide a minimum of 50% of dwellings as adaptable dwellings designed and constructed in accordance with <i>Australian Standard AS4299</i> .
	AO19.2 Other multiple dwelling activities involving 10 or more dwellings provide a minimum of 10% of dwellings as adaptable dwellings designed and constructed in accordance with <i>Australian Standard AS4299</i> .

⁴⁰ Other provisions in the Multiple dwelling activities code and other relevant sections of the planning scheme remain relevant to this form of the development.

Table 9.3.11.3.B – Multiple dwelling activities code – minimum site area and frontage width

Minimum site area	Minimum frontage width
High density residential zone	
1,500m ²	25 metres
Emerging community zone	
In accordance with an approved development framework plan	In accordance with an approved development framework plan
Low density residential zone	
• Dual occupancy – 800m² • Multiple dwelling – 1,200m²	20 metres
Medium density residential zone – Low-medium density precinct (precinct no. MD1)	
• Dual occupancy – 600m² • Multiple dwelling – 900m²	15 metres
Medium density residential zone – General medium density precinct (precinct no. MD2)	
• Dual occupancy – 400m² • Multiple dwelling – 600m²	15 metres
Medium density residential zone – Multi-storey medium density precinct (precinct no. MD3)	
1,000m ²	20 metres
Rural zone	
100 hectares per dwelling	NA
Rural residential zone	
1 hectare per dwelling	NA
Township zone	
• Dual occupancy – 2,000m² • Multiple dwelling – 3,000m²	40 metres

9.3.12 Nature-based tourism code

9.3.12.1 Application

This code applies to assessing material change of use for nature-based tourism.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.12.2 Purpose

- (1) The purpose of the Nature-based tourism code is to ensure nature-based tourism uses are appropriately located and designed in a manner which meets visitor needs, protects environmental and landscape values and the amenity of surrounding premises.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) nature-based tourism is low density, low intensity and sensitively responds to site characteristics; and
 - (b) nature-based tourism provides high quality amenities and facilities that are proportionate with its setting, the types of accommodation supplied, and the length of stay accommodated; and
 - (c) nature-based tourism is of a scale and intensity that is compatible with and subservient to its rural or natural setting and the preferred character of the local area; and
 - (d) nature-based tourism does not adversely impact on the amenity of rural and residential areas; and
 - (e) nature-based tourism is provided with appropriate utilities and services.

9.3.12.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.12.3.A – Nature-based tourism code – assessable development (excluding Self-contained recreational vehicle ground)

Performance outcomes	Acceptable outcomes
For assessable development	
Site characteristics and building design	
PO1 Development associated with nature-based tourism: (a) is of a size, scale, intensity and design that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residential uses; (b) is of a size, scale, intensity and design that is consistent with the character of the zone; and (c) provides suitable open space, buildings and facilities that meet the recreational, social and amenity needs of people staying onsite.	AO1.1 The nature-based tourism use is located on a site with minimum area of 2 hectares.

Performance outcomes	Acceptable outcomes
	AO1.2 The nature-based tourism use is setback a minimum of: (a) 40 metres from the common boundary of any property included in the Rural zone or a sensitive land use zone; and (b) 20 metres from any site boundary where the circumstances identified in AO1.2(a) do not apply.
	AO1.3 The architectural style and materials used for any new building comprise a mix of lightweight and textured external materials such as timber, cladding and corrugated iron.
	AO1.4 The total gross floor area of all non-residential buildings associated with the use does not exceed 200m ² .
	AO1.5 The height of any building or structure associated with the nature-based tourism use does not: (a) overshadow adjoining residential buildings; (b) obstruct the outlook from adjoining lots; or (c) dominate the rural or natural landscape.
PO2 Development is located, designed and operated to: (a) mitigate risk to people and property to an acceptable or tolerable level; and (b) minimise environmental impacts by: • avoiding high value environmental features; • locating in areas of least ecological significance; • ensuring no negative impacts on waterways, wetlands or coastal environments, including stormwater quality impacts; and • retaining or improving existing native vegetation and wildlife habitats. (c) Integrate with the landscape character of the area.	AO2 Development is not located in areas: (a) subject to inundation from an overland flow path; or (b) identified as “very high bushfire hazard area”, “high bushfire hazard area” or “medium bushfire hazard area”; or (c) identified as environmentally significant vegetation; or (d) within 100 metres of ridgelines, watercourses and wetlands; or (e) within erosion prone land.
Accommodation uses	
PO3 Accommodation is provided for short-term stays only.	AO3 Guests stay no more than 4 consecutive weeks.
PO4 The size, scale and density of accommodation associated with the use does not detract from the rural character and amenity of the local area.	AO4.1 Site density does not exceed: (a) an average of 5 accommodation sites per hectare; and (b) a maximum number of accommodation sites in any development does not exceed 25.

Performance outcomes	Acceptable outcomes
	AO4.2 Accommodation sites have a maximum area of 60m ² gross floor area per building.
	AO4.3 Buildings take the form of small, separate buildings which are visually separated.
Guest facilities	
P05 Guest facilities are proportionate to the number of guests.	AO5 Constructed guest facilities such as sports courts or kiosks are not included.
Services and utilities	
P06 Accommodation sites are provided with a level of infrastructure and services that is appropriate to its setting and proportionate with the needs of residents and guests.	AO6.1 Where reticulated sewerage is not available to the site, the premises is connected to an onsite treatment and disposal system that complies with the requirements of the <i>Plumbing and Drainage Act 2018</i> .
	AO6.2 Where reticulated water supply is not available to the site, the premises is provided with a reliable supply of potable water that includes onsite storage of at least 45,000L, plus 2,000L per guest able to be accommodated on the premises.
	AO6.3 Cabin accommodation is provided with an electricity supply.
Vehicle access	
P07 The internal road system provides a safe, legible and convenient access network that: (a) facilitates movement by a range of vehicle types and sizes; and (b) integrates with low-speed, pedestrian orientated nature of the development.	AO7 Internal roads: (a) are sealed (bitumen or concrete); and (b) have a minimum carriageway width of: (i) 6 metres for two-way roads; and (ii) 4 metres for one-way roads or cul-de-sacs; and (c) provide emergency vehicles with direct access to every accommodation site; and (d) include traffic calming devices at regular intervals.
P08 Vehicle access to, from, and within the site: (a) is of a quality and durability suitable to the intended traffic volumes and loads; and (b) does not create or worsen any traffic hazard; and (c) provides all-weather access; and (d) does not have adverse effects on the amenity of the locality.	AO8.1 Vehicle access is limited to one entry/exit located on the lowest order road frontage.
	AO8.2 Vehicle access to and from the site is via a sealed road.

Performance outcomes	Acceptable outcomes
Flooding	
PO9 Premises subject to risk of inundation or damage through flood are provided with immunity to that risk in order to reduce potential property damage and to ensure public safety. Note – An Emergency Management Plan must be approved by Council prior to the use commencing.	AO9 Development has direct access to land that is not flood prone by a low-risk evacuation route that is: - flood free; or - allows for the progressive retreat of persons from rising flood waters (i.e. avoids isolation). Low risk evacuation routes have the following characteristics: - maximum length of any single section of evacuation route covered by flood water in a DFE / DSTE – less than 200 metres; and - maximum flood depth in a DFE / DSTE – less than 0.3 metres; and - maximum flood velocity in a DFE / DSTE – less than 0.4 metres per second.
PO10 Signage is provided within flood hazard areas to alert visitors to the flood hazard. Note – An Emergency Management Plan must be approved by Council prior to the use commencing.	AO10 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: - the position and path of all safe evacuation routes off the site; and - if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.

Table 9.3.12.3.B – Nature-based tourism code – accepted development subject to requirements and assessable development (Self-contained recreational vehicle grounds only)

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Site characteristics	
PO1 Development associated with nature-based tourism: - is of a size, scale and intensity that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residential uses; - is of a size, scale and intensity that is consistent with the character of the zone; and - provides suitable open space and separation that meet the recreational, social and amenity needs of people staying onsite.	AO1.1 Each self-contained vehicle site must be a minimum of 75m². AO1.2 The self-contained recreational vehicle ground is setback a minimum: 40 metres from the common boundary of any property included in the Rural zone or a sensitive land use zone; and 20 metres from any site boundary where the circumstances identified in AO1.2(a) do not apply.

Performance outcomes	Acceptable outcomes
PO2 A nature or rural based tourism use incorporates site landscapes that: (a) provide an attractive landscape setting for the enjoyment and appreciation of visitors; and (b) integrate the development into the surrounding landscape; and (c) maximise the retention of existing native vegetation in order to retain the landscape character of the area.	AO2 No existing native vegetation is removed to accommodate a self-contained recreational vehicle ground.
PO3 Development is located, designed and operated to: (a) mitigate risk to people and property to an acceptable or tolerable level; and (b) minimise environmental impacts by: • locating in areas of least ecological significance; • ensuring no negative impacts on waterways, wetlands or coastal environments, including stormwater quality impacts; and • maximising the retention of existing native vegetation and wildlife habitats. Note – A report prepared by a suitably qualified person can assist in demonstrating compliance with this performance outcome.	AO3 Development is not located in areas: (a) subject to inundation from an overland flow path; or (b) identified as “very high bushfire hazard area”, “high bushfire hazard area” or “medium bushfire hazard area”; or (c) identified as environmentally significant vegetation or wildlife habitat; or (d) within 100 metres of waterways and wetlands; or (e) within erosion prone land.
Intensity of use	
PO4 Self-contained recreational vehicle grounds: (a) are small-scale and compatible with the characteristics of the zone; (b) have limited amenities; and (c) are used for short-term stays only.	AO4.1 No more than 10 self-contained recreational vehicles are onsite at any time.
	AO4.2 Only self-contained vehicles are permitted onsite.
	AO4.3 Self-contained vehicles are limited to stay no more than 3 consecutive nights.
	AO4.4 The ground does not include constructed facilities such as sport courts, swimming pools or a kiosk.
PO5 Self-contained recreational vehicle grounds provide adequate rubbish storage and disposal.	AO5 Self-contained recreational vehicle grounds provide a central refuse collection bin.
Vehicle Access	
PO6 Vehicle access to, from, and within the site: (a) is of a quality and durability suitable to	AO6.1 Vehicle access is limited to one entry/exit located on the lowest order road frontage.

Performance outcomes	Acceptable outcomes
the intended traffic volumes and loads; and (b) does not create or worsen any traffic hazard; and (c) provides all-weather access; and (d) does not have adverse effects on the amenity of the locality	AO6.2 Vehicle access to and from the site is via a sealed road.
Flooding	
P07 Premises subject to risk of inundation or damage through flood are provided with immunity to that risk in order to reduce potential property damage and to ensure public safety. Note – An Emergency Management Plan must be approved by Council prior to the use commencing.	AO7.1 Development complies with the following: (a) is located on land that is not subject to inundation during a DFE⁴¹; or (b) the minimum ground level for self-contained recreational vehicle grounds is the highest of the following: (i) at or above the DFE; or (ii) at or above the DSTE⁴² relevant to the subject site; or (iii) the minimum ground level, as follows: (A) Mackay urban area – RL 5.0m AHD; or (B) Midge Point – RL 4.6m AHD; or (C) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD; or (iv) in addition to (iii) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest astronomical tide); or (v) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.

⁴¹ "DFE" – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest flood level is the DFE.

⁴² "DSTE" – defined storm tide event

Performance outcomes	Acceptable outcomes
	AO7.2 Development has direct access to land that is not flood prone by a low-risk evacuation route that is: - flood free; or - allows for the progressive retreat of persons from rising flood waters (i.e. avoids isolation). Low risk evacuation routes have the following characteristics: - maximum length of any single section of evacuation route covered by flood water in a DFE / DSTE – less than 200 metres; and - maximum flood depth in a DFE / DSTE – less than 0.3 metres; and - maximum flood velocity in a DFE / DSTE – less than 0.4 metres per second.
PO8 Signage is provided within flood hazard areas to alert visitors to the flood hazard. Note – An Emergency Management Plan must be approved by Council prior to the use commencing.	AO8 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: - the position and path of all safe evacuation routes off the site; and - if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.
PO9 There is no increase in the number of people living or working on a flood prone site, except where the premises are occupied on a short-term or intermittent basis.	No acceptable outcome prescribed.
Assessable development	
Services and Utilities	
PO10 Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities appropriate to its location and setting and are proportionate with its needs, including: - reliable potable water supply; and - treatment and disposal of sewerage and other waste water is managed in a way that will not cause environmental harm or pose a risk to public health	AO10 Self-contained recreational vehicle grounds, where accommodating 11 or more self-contained vehicles provide: - a minimum of 1 unisex toilet; and - reticulated water supply where available; and - a dump point: - for blackwater and greywater where reticulated sewer is available; or - for greywater where reticulated sewer is not available.

9.3.13 Outdoor business activities code

9.3.13.1 Application

This code applies to assessing material change of use for outdoor business activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.13.2 Purpose

- (1) The purpose of the Outdoor business activities code is to ensure that outdoor business activities are appropriately located, provide high quality design outcomes and have an efficient layout.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) outdoor business activities are located and designed to not compromise the intended character and amenity, and role and function of:
 - (i) centres; and
 - (ii) residential areas; and
 - (iii) high impact industry areas; and
 - (iv) rural and other non-urban areas; and
 - (b) the overall layout, building design and landscaping:
 - (i) is visually appealing and contributes toward achieving the intended character of the surrounding area; and
 - (ii) maintains the amenity of adjoining properties, especially properties containing, or zoned to contain sensitive land uses; and
 - (c) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking.

9.3.13.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.13.3.A – Outdoor business activities code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site location and characteristics	
PO1 Outdoor business activities are located and designed to not compromise the intended character and amenity, role and function of: (a) centres; and (b) residential areas; and (c) high impact industry areas; and (d) rural and other non-urban areas.	AO1 Outdoor business activities are located in accordance with the following: (a) where involving outdoor sales – within the Low impact industry zone, Major centre zone or Specialised centre zone - Showrooms and hardware precinct (precinct no. SC1); and (b) where involving garden centre – within the Major centre zone, District centre zone, Local Centre zone, Neighbourhood centre zone, Mixed use zone - Fringe commercial precinct (precinct no. MX2), Specialised centre zone - Showrooms and hardware precinct (precinct no. SC1) or Township zone; and

Performance outcomes	Acceptable outcomes
	(c) where involving bulk landscape supplies – within the Specialised centre zone - Showrooms and hardware precinct (precinct no. SC1) or other location demonstrated to be appropriate.
PO2 The site has sufficient area and dimensions to accommodate all buildings, structures, access, serving and parking areas, landscaping and buffers associated with/required for the use.	AO2.1 The site has a minimum area of: (a) where garden centre or outdoor sales – 1,500m ² ; or (b) where bulk landscape supplies – 2,500m ² .
	AO2.2 The site has a minimum frontage of: (a) 40 metres where the site has 1 road frontage; (b) 35 metres on at least 1 of the road frontages where the site has more than 1 road frontage.
Scale, layout and design	
PO3 Where the site has a frontage to road identified as an “existing main street” in Schedule 1, the layout and built form of the outdoor business activity: (a) is consistent with the intended character of the streetscape; and (b) provides high quality pedestrian amenity for pedestrians walking along the main street.	No acceptable outcome prescribed.
PO4 Building design: (a) addresses “non-key active frontage streets” and public places and provides interest in building form, materials and expression, and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	AO4 Building elevations facing road frontages, parkland and other public spaces include: (a) a pedestrian entrance that is visible from the street; (b) activation measures ⁴³ for a minimum of: (i) 60% of the total frontage length in the Major centre zone, District centre zone, Local centre zone or Neighbourhood centre zone; or (ii) 50% of the total frontage length in the Specialised centre zone, Showrooms and hardware precinct (precinct no. SC1); (c) articulation measures ⁴⁴ at a maximum spacing of every: (i) 10 metres along the frontage in the Major centre zone, District centre zone, Local centre zone or Neighbourhood centre zone;

⁴³ “Activation measures” include pedestrian entrances / doors, large windows and openings.

⁴⁴ “Articulation measures” include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
	(ii) 20 metres along the frontage in the Specialised centre zone, Showrooms and hardware precinct (precinct no. SC1); and (d) trees that provide shade over the footpath within the road reserve.
P05 Where open areas are provided between buildings and road frontages, landscaping: (a) provides shade for pedestrians in the adjoining road reserve; and (b) softens the appearance of the development as viewed from the road.	A05 Where open areas are provided between buildings and road frontages, the following is provided: (a) regularly spaced shade trees within the road reserve adjacent to the site; and (b) a minimum 2 metre wide landscaping strip containing signature trees and feature planting⁴⁵ is provided within the site along the full length of the road frontage.
Access and parking facilities	
P06 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	A06 Car and bicycle parking facilities, dedicated to customers, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.

⁴⁵ "Signature trees and feature plantings" means landscaping that is used to visually soften parts of the development, emphasize parts of the development and/or form an attractive landmark in its own right. It does not include "buffer planting" where landscaping screens development from view.

9.3.14 Parking station code

9.3.14.1 Application

This code applies to assessing material change of use for parking station.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.14.2 Purpose

- (1) The purpose of the Parking station code is to ensure that parking station uses provide high quality design outcomes and safe and efficient vehicle access.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) parking stations in centres contribute toward achieving intended streetscape character and pedestrian amenity; and
 - (b) parking stations in other locations maintain the visual amenity of the local area; and
 - (c) vehicle access points are located and designed to provide for safe vehicle access, maintain efficient traffic flows and not compromise visual and pedestrian amenity.

9.3.14.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.14.3.A – Parking station code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site layout and building design	
PO1 Enclosed parking stations on key active frontage streets contribute to the intended streetscape character by providing: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO1 For enclosed parking stations (within a building), where the site fronts a key active frontage street ⁴⁶ : (a) at ground level, active uses such as centre activities and community activities are provided on the street frontage in front of the car parking building/s that effectively screens the car park building/s; and (b) street orientated development adjoins the street at ground level. Street orientated development includes: (i) buildings built to, or not more than 2.5 metres from, the street boundary; and (ii) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (iii) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and

⁴⁶ “Key active frontage streets” are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
	(iv) a footpath awning over the pedestrian footpath along the full length of the frontage; and (v) limited vehicle driveways across the pedestrian footpath; and (vi) car parking behind active frontages; and (c) above ground level, commercial tenancies or other habitable rooms address street frontages, with the car parking area located behind.
P02 Development maintains the safety and efficiency of vehicle, bicycle and pedestrian movement on State controlled roads.	AO2 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
P03 Enclosed parking station building facades facing non-key frontage streets provide high quality design through the application of activation and articulation measures.	AO3 For enclosed parking stations (within a building), where the site does not front a key active frontage street: (a) a prominent pedestrian entrance that is visible from the street; and (b) articulation measures⁴⁷ at a maximum spacing of every 10 metres along the frontage.
P04 Unenclosed parking stations maintain the visual amenity of the local area.	AO4 Unenclosed parking stations (not within a building): (a) are not visible from a key active frontage street; and (b) provide a minimum 5 metre wide landscape buffer⁴⁸ for the full length of all road frontages; and (c) are provided with shade trees throughout the car park at the rate of 1 tree per 6 car parking spaces.

⁴⁷ "Articulation measures" include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and screening devices.

⁴⁸ "Landscape buffer" means planting that provides effective visual screening and is in accordance with the requirements of PSP - landscape.

Performance outcomes	Acceptable outcomes
Vehicle access	
P05 Vehicular access to the parking station: (a) is adequate and safe; and (b) does not dominate the frontage of the site and compromise pedestrian access along the road; and (c) does not detrimentally impact upon the safety, capacity or efficiency of the road or street system.	A05 Vehicle access crossings: (a) have a width between 7.5 metres and 10 metres; and (b) are located a minimum of 10 metres from: (i) other vehicle crossings; and (ii) a road intersection.

9.3.15 Recreation activities code

9.3.15.1 Application

This code applies to assessing material change of use for recreation activities.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.15.2 Purpose

- (1) The purpose of the Recreation activities code is to ensure that recreation activities efficiently facilitate recreation uses and integrate with the character and amenity of the local area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) recreation activities are located, designed and operated to:
 - (i) integrate with the built and/or landscape character of the local area; and
 - (ii) maintain the amenity of nearby residential development and sensitive land uses; and
 - (b) provide high quality building design and landscape outcomes; and⁴⁹
 - (c) recreation activities are highly accessible and access points, circulation areas and parking / service areas are safe and adequate for the number and type of transport modes accessing the development.

9.3.15.3 Assessment benchmarks and requirements

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

Table 9.3.15.3.A – Recreation activities code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
Indoor sport and recreation in existing buildings in centres, townships or the sport and recreation zone⁴⁹	
PO1 Indoor sport and recreation seeking to occupy an existing building in a centre zone, Township zone or Sport and recreation zone maintain: (a) adequate on-site car parking and vehicle access areas; and (b) adequate on-site landscaping areas; and (c) adequate activation measures on the street frontage/s; and (d) the scale and intensity of the previous use.	AO1.1 Where indoor sport and recreation seeks to occupy: • an existing / approved building that has been previously, or is approved to be occupied by a non-residential use in the: - multi-purpose centres (other than neighbourhood centre); or - Mixed use zone, Fringe commercial precinct (precinct no. MX2); or - Sport and recreation zone; or • an existing / approved building that has been previously, or is approved to be occupied by a recreation activity in the Township zone;

⁴⁹ PO1, AO1.1, AO1.2 and AO1.3 only apply to, and are the only provisions relevant to, indoor sport and recreation uses seeking to use existing buildings in centres, townships or the sport and recreation zone.

Performance outcomes	Acceptable outcomes
	the following is maintained: (a) all on-site car parks and vehicle access ways that were approved or operated with the previous use; and (b) all on-site landscaping areas that were approved or operated with the previous use; and (c) all activation measures⁵⁰ on the street frontage/s that were approved or operated with the previous use.
	AO1.2 If the previous use occupied part of a building only, the proposed use: (a) occupies the same part of the building as the previous use; and (b) occupies the same or less gross floor area, within the existing building, as the previous use.
	AO1.3 Any external extensions to the existing building constitute minor building work.
Building height and setbacks	
PO2 The scale and location of buildings and structures: (a) integrates with the built and/or landscape character of surrounding areas; and (b) maintains the privacy and visual amenity of, and access to natural light and ventilation for, adjoining residential development.	AO2.1 Buildings have a maximum height of: (a) 10 metres above ground level in the Sport and recreation zone, centre zones or industry zones; and (b) 8.5 metres above ground level in other zones.
	AO2.2 Buildings and other ancillary structures are setback from road frontages: (a) in accordance with AO6.1 if the site fronts a key active frontage street⁵¹; or (b) otherwise, a minimum of 10 metres.
	AO2.3 Where adjoining properties within a sensitive land use zone, the minimum setback for buildings and other ancillary structures from the relevant boundaries is the greater of 5 metres or half the height of the building or structure at that point.

⁵⁰ "Activation measures" include pedestrian entrances / doors, large windows and openings.

⁵¹ "Key active frontage streets" are defined in Schedule 1.

Performance outcomes	Acceptable outcomes
Access and car parking	
PO3 Recreation activities: (a) are highly accessible but do not compromise the efficiency or safety of arterial roads; and (b) do not introduce non-residential traffic on local residential streets (access streets).	AO3.1 Extensions to existing indoor sport and recreation and outdoor sport and recreation uses only gain access from existing access points.
	AO3.2 New indoor sport and recreation and outdoor sport and recreation uses gain access from a sub-arterial road or collector street ⁵² .
PO4 Development includes the provision of adequate, convenient and safe on-site parking for cars and bicycles.	AO4 Car and bicycle parking facilities, dedicated to customers, sport participants, spectators, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s⁵²; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
Amenity	
PO5 Recreation activities maintain the amenity of adjoining and nearby properties within a sensitive land use zone and existing sensitive land uses through the application of: (a) limited hours of operation; and (b) measures to minimise undue glare or lighting overspill; and (c) measures providing for visual and physical separation of incompatible uses.	AO5.1 Where within 100 metres of a sensitive land use zone or sensitive land use, recreation activities operate within the following times: (a) for indoor sport and recreation – between 6:00am and 11:00pm; and (b) for outdoor sport and recreation – between 6:00am and 10:00pm.
	AO5.2 Where the site adjoins a sensitive land use zone, or a site containing an existing residential or accommodation use, outdoor lighting: (a) does not exceed 8.0 lux at 1.5 metres beyond the side and rear boundaries of the site; and (b) is directed downwards and shielded, rather than directed at the adjoining sensitive land use zone, or sensitive land use; and (c) accords with AS4282 – Control and effects of outdoor lighting in terms of its technical parameters, design, installation, operation and maintenance; and (d) does not operate later than: (i) 10:00pm on Sunday – Thursday nights; and (ii) 11:00pm on Friday and Saturday nights.

⁵² AO3.2 and AO4(a) are relevant to assessable development only.

Performance outcomes	Acceptable outcomes
	AO5.3 Where adjoining properties within a sensitive land use zone or containing a sensitive use, recreation activities comply with the following: (a) a landscape buffer ⁵³, with a minimum width of 3 metres, is provided along the full length of boundary with the sensitive land use zone; and (b) 1.8 metre high solid screen fence is provided along the full length of boundary with the sensitive land use zone or sensitive land use; and (c) refuse bins are not stored within 5 metres of the boundary with the sensitive land use zone or sensitive land use; and (d) any refuse bin storage area within 10 metres of the common boundary must be located within a fully enclosed bin storage structure.
For assessable development	
Building design	
PO6 Development involving buildings adjacent to key active frontage streets are characterised by: (a) active and articulated buildings defining and addressing the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity.	AO6 Buildings adjacent to key active frontage streets form street-orientated development. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking beneath, behind or within the building.
PO7 Development maintains the safety and efficiency of vehicle, bicycle and pedestrian movement on State controlled roads.	AO7 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.

⁵³ "Landscape buffer" means planting that provides effective visual screening and is in accordance with the requirements of the PSP - Landscape.

Performance outcomes	Acceptable outcomes
PO8 Building design: (a) addresses “non-key active frontage streets” and public places and provides interest in building form, materials and expression and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	AO8 Building frontages facing “non-key active frontage streets”, parkland or other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures ⁵⁴ for a minimum of 50% of the total frontage length; and (c) articulation measures ⁵⁵ at a maximum spacing of every 20 metres along the frontage; and (d) trees that provide shade over the footpath within the road reserve.

⁵⁴ “Activation measures” include pedestrian entrances / doors, large windows and openings.

⁵⁵ “Articulation measures” include building line projections / recessions (minimum depth 500mm), footpath awnings, articulated roof profile, alternating materials and colours.

9.3.16 Sales office code

9.3.16.1 Application

This code applies to assessing material change of use for sales office.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.16.2 Purpose

- (1) The purpose of the Sales office code is to ensure that sales offices provide temporary sales and display facilities that are accessible and maintain the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) sales offices provide sales and display facilities for a limited period of time; and
 - (b) built form associated with sales offices integrate into the established or intended future character of the surrounding area; and
 - (c) sales offices maintain the amenity of the surrounding area.

9.3.16.3 Assessment benchmarks and requirements

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

Table 9.3.16.3.A – Sales office code – accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes
For accepted development subject to requirements and assessable development	
PO1 The sales office operates for a limited period of time to assist with the sale of: (a) a particular residential, commercial or industrial development; or (b) a builder's services; or (c) tickets if the building/s can be won as a prize.	AO1 The use is limited in its duration to a period not greater than: (a) 4 years where the use is for the purpose of displaying land or building/s for sale as part of a residential, industrial or commercial development; or (b) 6 months where the use is for the purpose of displaying land or a building/s that can be won as a prize.
PO2 Sales office buildings are located and designed to integrate with the established or intended character of the surrounding area.	AO2.1 Building heights accord with the following: (a) permanent structures have a maximum height of 8.5 metres above ground level; and (b) temporary structures have a maximum height of 4.5 metres above ground level.
	AO2.2 Sales offices are setback from the primary road frontage in accordance with the minimum setbacks identified in the relevant zone code

Performance outcomes	Acceptable outcomes
	AO2.3 Display dwellings are designed to be on-sold as a dwelling house upon the cessation of the use as a sales office.
	AO2.4 Relocatable buildings and structures are removed from the subject site within 1 month of the cessation of the use as a sales office.
P03 The sales office provides adequate and convenient car parking.	AO3 Car parking is provided within 100 metres of the sales office and in accordance with Table 9.4.1.3.B in the General development requirements code.
P04 The sales office avoids creating adverse amenity impacts for adjoining properties and maintains the visual and general amenity of the area.	AO4.1 The sales office operates within the hours of: (a) 7:00am to 6:00pm Monday to Saturday; and (b) 9:00am to 6:00pm Sunday.
	AO4.2 The use does not involve the outdoor storage of any material or equipment associated with the use.
	AO4.3 Where the subject site adjoins a property within a sensitive land use zone, visual screen fencing is provided along common boundaries at a height of 1.8 metres, tapering to a height of 1.2 metres within 6 metres of road boundaries.
	AO4.4 Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting</i> .
	AO4.5 Where provided, outdoor lighting accords with <i>Australian Standard AS/NZS 1158.1.1 Road lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> .
P05 The sales office is serviced by all forms of urban infrastructure.	AO5 The sales office is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.

9.3.17 Service station and car wash code

9.3.17.1 Application

This code applies to assessing material change of use for service station and car wash.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.17.2 Purpose

- (1) The purpose of the Service station and car wash code is to ensure that service station and car wash uses are appropriately located and highly accessible, have an efficient layout, maintain the amenity and character of the surrounding area and maintain public health and safety.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) service station and car wash uses are located on prominent, highly accessible sites, and in locations that do not compromise residential amenity; and
 - (b) service station and car wash layout and building design:
 - (i) is visually appealing and contributes toward achieving the intended character of the surrounding area; and
 - (ii) maintains the amenity of adjoining properties, especially properties containing, or zoned to contain sensitive land uses; and
 - (c) access points, vehicle manoeuvring areas, queuing areas, service areas and parking spaces are safe and adequate for the type and number of vehicles accessing the service station; and
 - (d) service station and car wash uses are located, designed and operated to minimise:
 - (i) risks to public health and safety associated with the storage of combustible liquids; and
 - (ii) environmental impacts.

9.3.17.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.17.3.A – Service station and car wash code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site location and characteristics	
PO1 Service station and car wash uses are located: (a) on prominent, highly accessible sites; and (b) on sites that do not compromise the character and amenity of residential neighbourhoods.	AO1 Development is located: (a) on an arterial road or sub-arterial road; and (b) not more than 100 metres from the intersection of 2 or more roads; and (c) in an industrial zone, multi-purpose centre zone or Township zone.
PO2 The site has sufficient area and dimensions to accommodate all buildings, structures, access, servicing and parking areas, landscaping and buffers associated with / required for the use.	AO2.1 The site has a minimum area of: (a) 1,500m² for service station; or (b) 1,000m² for car wash; or (c) 2,000m² for combined service station and car wash.

Performance outcomes	Acceptable outcomes
	AO2.2 The site has a minimum frontage of: (a) 40 metres where the site has 1 road frontage; or (b) 35 metres on at least 1 of the road frontages where the site has more than 1 road frontage.
Scale, layout and design	
PO3 Ancillary shop and food and drink outlet facilities are subordinate to the primary service station use and do not compromise the role and function of designated centres and existing centre activities.	AO3 The gross floor area of the ancillary shop and food and drink outlet does not exceed 150m ² .
PO4 Where the site has frontage to a road identified as a key active frontage street ⁵⁶ , the layout and built form of the service station: (a) is consistent with the intended character of the streetscape; and (b) provides high quality pedestrian amenity for pedestrians walking along the main street.	No acceptable outcome prescribed.
PO5 Building design: (a) addresses 'non key active frontage streets' and public places and provides interest in building form, materials and expression and is consistent with the intended character of the area; and (b) provides opportunities for overlooking streets and public places.	AO5 Building elevations facing road frontages, parkland or other public spaces include: (a) a pedestrian entrance that is visible from the street; and (b) activation measures⁵⁷ for a minimum of: (i) 60% of the total frontage length in the Major centre zone, District centre zone or Local centre zone; and (ii) 50% of the total frontage length in other zones; and (c) articulation measures⁵⁸ at a maximum spacing of every: (i) 10 metres along the frontage in the Major centre zone, District centre zone or Local centre zone; or (ii) 15 metres along the frontage in other zones and (d) trees that provide shade over the footpath within the road reserve

⁵⁶ "Key active frontage streets" are defined in Schedule 1.

⁵⁷ "Activation measures" include pedestrian entrances / doors, large windows and openings.

⁵⁸ "Articulation measures" include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
PO6 Buildings, structures and activities associated with the use are located, designed and operated to maintain public safety and a high level of amenity for adjoining and nearby properties within a sensitive land use zone and existing sensitive land uses.	AO6 The following minimum setbacks are provided: (a) for a building or structure (including car wash facilities): (i) from a road boundary, other than roads identified as “existing main streets” in Schedule 1 – 15 metres; and (ii) side and rear boundary setbacks: (A) from side and rear boundaries adjoining sites within a sensitive land use zone, Open space zone or Sports and recreation zone or sites containing an existing sensitive land use – 6 metres; or (B) from other side and rear boundaries – 0 metres; and (b) for fuel pumps, from all boundaries – 10 metres; and (c) for air hose / water facilities, from all boundaries – 3 metres.
PO7 Where open areas are provided between buildings and road frontages, landscaping: (a) provides shade for pedestrians in the adjoining road reserve; and (b) softens the appearance of the development as viewed from the road.	AO7 Where open areas are provided between buildings and road frontages, the following is provided: (a) regularly spaced shade trees within the road reserve adjacent to the site; and (b) a minimum 2 metre wide landscaping strip containing signature trees and feature planting⁵⁹ is provided within the site along the full length of the road frontage.
Accessibility	
PO8 Vehicles using, waiting to use or servicing the development do not: (a) interfere with vehicle, bicycle and pedestrian movement on adjoining roads; and (b) require vehicle parking on adjoining roads.	AO8.1 The following minimum on-site queuing spaces, clear of any access or manoeuvring area, are provided: (a) for fuel pumps: (i) 2 vehicle spaces behind each bowser; or (ii) 2 vehicle spaces behind the outside bowsters where there are 3 or more bowsters in a line; and (b) for each car wash bay: (i) 3 vehicle spaces behind the entry point; and (ii) 1 vehicle space in front of the exit point (for finishing the car wash).

⁵⁹ “Signature trees and feature plantings” means landscaping that is used to visually soften parts of the development, emphasize parts of the development and/or form an attractive landmark in its own right. It does not include “buffer planting” where landscaping screens development from view.

Performance outcomes	Acceptable outcomes
	AO8.2 Car parking and vehicle manoeuvring areas is provided in accordance with Table 9.4.1.3.B in the General development requirements code.
	AO8.3 All inlets to bulk fuel storage tanks are situated so that fuel delivery vehicles stand wholly within the site when unloading fuel.
PO9 Vehicular access to the site: (a) is adequate and safe; and (b) does not dominate the frontage of the site and compromise pedestrian access along the road; and (c) does not detrimentally impact upon the safety, capacity or efficiency of the road or street system.	AO9.1 Development provides a minimum of 2 vehicle access crossings that: (a) have a width between 7.5 metres and 10 metres; and (b) are located a minimum of 10 metres from: (i) other vehicle crossings; and (ii) a road intersection.
	AO9.2 Deceleration and acceleration lanes are provided on the adjoining road (within the road reserve) to provide for safe ingress into and egress from the site.
Public health and safety	
PO10 The service station and/or car wash is located, designed and operated (including effective emergency response measures) to maintain a high level of public health and safety within the site and on nearby sites.	AO10 The design and layout of a service station accords with: (a) <i>Australian Standard AS1940 Storage and Handling of Flammable and Combustible Liquids</i> ; and (b) <i>Australia Standard AS/NZS1596 Storage and Handling of LP Gas</i> where LP Gas is supplied on site.
PO11 The bulk storage, enclosure areas and access arrangements for all fuels are such that the general public and service providers are protected from any dangers resulting from the storage.	No acceptable outcome prescribed.

9.3.18 Ship-sourced pollutants reception facilities in marinas code

9.3.18.1 Application

This code applies to assessing a material change of use for port service and landings located outside strategic port land, core port land or State development areas that involve six or more berths.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.18.2 Purpose

- (1) The purpose of the Ship-sourced pollutants reception facilities in marinas code is to ensure development facilitates the installation, maintenance and availability of reception facilities for ship-sourced pollutants to prevent marine pollution.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) port service and landings are located, designed and operated to provide appropriate waste management facilities to:
 - (i) minimise impacts on the marine environments; and
 - (ii) minimise risks to public health and safety.

9.3.18.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.18.3.A – Ship-sourced pollutants reception facilities in marinas code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site location and characteristics	
PO1 Port service and landing developments provide facilities for the handling and disposal of ship-sourced pollutants.	AO1.1 Development shall comply with the following: (a) common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location; and (b) facilities shall be designed and operated to ensure the risk of spillage from operations is minimised; and (c) appropriate equipment to contain and remove spillages is stored in a convenient position near the facility and is available for immediate use; and (d) boats visiting the facility are able to use the ship-sourced pollutant reception facilities Note – Refer to Australian and New Zealand Environment and Conservation Council (ANZECC), 1997, Best Practice Guidelines for Waste Reception Facilities at Ports, Marinas and Boat Harbours in Australia and New Zealand.

Performance outcomes	Acceptable outcomes
	AO1.2 Where practical, the pollutant reception facility is connected to sewerage or other waste reception infrastructure. Note – Reception facilities require compliance assessment under the <i>Plumbing and Drainage Act 2018</i>. The plumbing compliance assessment process will ensure that the proposed facilities address 'peak load'.

9.3.19 Short-term accommodation code

9.3.19.1 Application

This code applies to assessing material change of use for short-term accommodation.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.19.2 Purpose

- (1) The purpose of the Short-term accommodation code is to ensure that short-term accommodation uses are appropriately located and highly accessible, provide high quality design outcomes and maintain the amenity of adjoining residential properties.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) short-term accommodation is provided at strategic activity and/or amenity locations on highly accessible sites; and
 - (b) development is sited and designed to:
 - (i) achieve the intended character of the locality; and
 - (ii) provide a safe and secure environment for guests and other visitors; and
 - (iii) maintain a high level of amenity and privacy for adjoining residential properties; and
 - (c) development includes the provision of safe and efficient vehicle and pedestrian access and adequate car parking; and
 - (d) development provides adequate communal recreation and other facilities; and
 - (e) common property and private open space areas are designed and operated to be safe and secure for residents and visitors.

9.3.19.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.19.3.A – Short-term accommodation code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Site characteristics	
PO1 Short-term accommodation developments are located on highly accessible sites: (a) within or near centres or other key activity nodes; or (b) near areas with high amenity value.	AO1 The site is located within one of the following zones: (a) a multi-purpose centre or Mixed use zone; or (b) High density residential zone or Medium density residential zone – Multi-storey medium density precinct (precinct no. MD3); or (c) Township zone; or (d) Rural zone if involving a farm stay.

Performance outcomes	Acceptable outcomes
PO2 The site is able to efficiently accommodate the short-term accommodation development while also maintaining a high level of amenity for the site and adjoining sites.	AO2 The site has a minimum area of 2,000m ² and a minimum frontage of 30 metres.
Side and rear setbacks	
PO3 Development is setback from side and rear boundaries to: (a) provide opportunities for landscaping and recreation areas on the site between the building and boundaries; and (b) maintain reasonable access to sunlight and breezes for adjoining sites, and do not form overbearing development.	AO3 Buildings are setback from side and rear boundaries in accordance with the following: (a) in multi-purpose centres: (i) 0 metres to the podium (maximum height 8.5 metres above ground level (2 storeys)); and (ii) above the podium: (A) up to 6 storeys – 3 metres to the edge of a balcony, 6 metres to the building wall; and (B) above 6 storeys – 6 metres; or (b) in the Rural zone, involving a farm stay, all property boundary setbacks are in accordance with the road frontage, side and rear boundary setback requirements in the Rural zone code; or (c) in other zones: (i) from boundaries adjoining a Low density residential zone: (A) a minimum of 1.5 metres where walls have a height of 4.5 metres above ground level; and (B) a minimum of 2 metres where walls have a height of 7.5 metres above ground level; and (C) a minimum of 6 metres where the building height is up to 11 metres (3 storeys); and (D) a minimum of 15 metres where the building height is up to 17 metres (5 storeys); and (ii) from boundaries not adjoining a Low density residential zone: (A) a minimum of 1.5 metres where walls have a height of 4.5 metres above ground level; and (B) a minimum of 2 metres where walls have a height of 7.5 metres above ground level; and (C) a minimum of 2.5 metres where the building height is up to 14 metres (4 storeys); and (D) a minimum of 3.5 metres where the building height is up to 17 metres (5 storeys); and

Performance outcomes	Acceptable outcomes
	(E) a minimum of 6 metres where the building height is over 17 metres (more than 5 storeys).
P04 Built-to-boundary walls maintain reasonable access to sunlight and breezes for adjoining site, and do not form overbearing development.	A04 Built to boundary walls: (a) have a maximum height of 3.5 metres unless matching an existing or simultaneously constructed wall on the adjoining property; and (b) have a maximum length of the lesser of 12 metres or 50% of the length of that boundary unless matching an existing or simultaneously constructed wall on the adjoining property; and (c) are maintenance free.
P05 The development maintains the acoustic and visual privacy of adjoining properties zoned residential.	A05.1 Elements of the short-term accommodation use are setback from boundaries adjoining properties within a sensitive land use zone in accordance with the following: (a) food and drink outlet – 6 metres; and (b) car parking and vehicle access areas – 3 metres; and (c) outdoor communal recreation areas – 3 metres.
	A05.2 Acoustic barriers and landscaping is provided within the setbacks required by A05.1.
Building design	
P06 Development provides high quality design outcomes through the use of measures to: (a) reduce the bulk of the building/s; and (b) create diversity and richness in building form and finishes; and (c) ensure that the building/s address and interact with roads and other public spaces.	A06.1 For buildings or sections of buildings with a height of 3 storeys or more, building length of any frontage is no more than 60 metres.
	A06.2 The building bulk is reduced by a combination of activation measures ⁶⁰ and articulation measures ⁶¹ , particularly on elevations facing roads or public open space.
	A06.3 Sections of building frontages that do not include activation measures ⁵⁹ and articulation measures ⁶⁰ do not exceed: (a) 10 metres in length on building elevations facing road or public open space frontages; and (b) 15 metres in length on building elevations facing other frontages.

⁶⁰ "Activation measures" include pedestrian entrances / doors, large windows and balconies.

⁶¹ "Articulation measures" include building line projections / recessions (minimum depth 500mm), awnings, articulated roof profile, alternating materials and colours.

Performance outcomes	Acceptable outcomes
	AO6.4 A pedestrian entrance/s to the building is clearly visible from road frontages. AO6.5 Roofs include pitches, gables, skillions or other features.
PO7 In centres, key active frontage streets are characterised by active and articulated buildings defining and addressing the street, a vibrant street-orientated atmosphere and high quality pedestrian amenity.	AO7 On key active frontage streets, street orientated development is provided on the ground level of the building. Street-orientated development includes: (a) buildings built to, or not more than 2.5 metres from, the street boundary; and (b) active building frontages (pedestrian entrances / doors and full length openings / glazing) for a minimum of 75% of the total frontage length; and (c) a pedestrian footpath with a minimum width of 4 metres along the full length of the frontage; and (d) a footpath awning over the pedestrian footpath along the full length of the frontage; and (e) limited or no vehicle driveways across the pedestrian footpath; and (f) car parking beneath or behind the building.
PO8 Development maintains the safety and efficiency of vehicle, bicycle and pedestrian movement on State controlled roads.	AO8 The following is not provided across / adjacent to State controlled roads: (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO9 Enclosed and open car parking areas: (a) are visually integrated with the development and the streetscape; and (b) do not form a visually prominent feature of the development as viewed from the street or adjoining sites.	AO9.1 One or a combination of the following is provided between car parking and driveway areas and road frontage boundaries or boundaries adjoining properties within a sensitive land use zone: (a) active building frontages or buildings containing habitable rooms; and (b) landscaping strips with a minimum width of 2 metres; and (c) acoustic barrier fencing.

Performance outcomes	Acceptable outcomes
	AO9.2 Enclosed car parking areas are recessed a minimum of 1.5 metres behind the front face of: (a) buildings containing habitable rooms habitable rooms; and (b) a verandah / balcony.
	AO9.3 Basement car parking facilities, that are visible from adjoining roads, are no more than 1 metre above ground level at any point.
Access and car parking	
PO10 Vehicular access to arterial roads and sub-arterial roads is avoided unless no other options are available and the access: (a) reduces the number of access point on the road; and (b) maintains the safety and efficiency of the road; and (c) provides safe and efficient access to the site.	AO10 Vehicular access to arterial roads and sub-arterial roads is avoided in favour of access to a collector street or access street (side, rear or internal streets). Where no such option is available, it is demonstrated that: (a) a single access point on the arterial road or sub-arterial road combines existing or potential access points; and (b) does not compromise the safety or efficiency of the arterial road or sub-arterial road; and (c) provides safe and efficient access for residents of and visitors to the development.
PO11 Development includes the provision of adequate, convenient and safe on-site vehicle parking.	AO11 Car parking dedicated to guests and other visitors to the development is provided: (a) on the site in a convenient location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO12 Access within the site is safe, efficient and accessible.	AO12 Internal vehicle access and layout is provided to: (a) discourage speeding; and (b) provide safe and efficient access and parking on sealed surfaces; and (c) enable a B99 vehicle⁶² to access and leave the site in forward gear after performing no more than a 3-point turn.

⁶² "B99 vehicle" as defined by *Australian Standard AS/NZS2890.1-2004*.

Performance outcomes	Acceptable outcomes
Recreation and other facilities	
PO13 Development includes the provision of adequate communal recreation areas.	AO13 Communal recreation area must be provided on site in accordance with the following: (a) minimum area – the greater of 10m² per accommodation unit / room or 30% of the site area; and (b) a principal recreation area: (i) occupies a minimum of 50% of the total recreation area; and (ii) has a minimum dimension of 4 metres.
PO14 Short-term accommodation developments provide adequate laundry facilities for guests.	AO14 The following laundry facilities are provided within accommodation units / rooms or in a communal area: (a) washing machines; and (b) clotheslines and/or clothes drying machines; and (c) irons and ironing boards.
PO15 The usability and amenity of private open space areas is not compromised by utility services.	AO15 Development must not locate plant and equipment providing utility services such air-conditioning units and hot water systems on balconies.
Security, safety and privacy	
PO16 Development is designed to provide high levels of security and safety through the use of: (a) elements providing the casual surveillance of public spaces adjoining the site and communal spaces within the site; and (b) adequate lighting in communal spaces.	AO16.1 Buildings are designed to overlook: (a) roads and public open space adjoining the site; and (b) communal areas (including access-ways, car parking areas and open space / recreation areas) on the site.
	AO16.2 Pedestrian and vehicular access-ways, car parking areas and building entries are: (a) clearly defined; and (b) well-lit at night; and (c) overlooked by buildings and/or public roads; and (d) provide direct and convenient access.

Performance outcomes	Acceptable outcomes
PO17 Development maintains a high level of privacy between accommodation rooms and for dwellings on adjoining sites.	AO17 Habitable room windows: (a) are located: (i) a minimum of 9 metres from a habitable room window or private open space of a dwelling on the site or on an adjoining site; or (ii) to not have a direct view to habitable room window or private open space of a dwelling on the site or on an adjoining site; or (b) are designed and/or treated in accordance with either of the following where (a)(i) or (a)(ii) above cannot be met: (i) translucent glazing is used; or (ii) sill heights are a minimum height of 1.5 metres above ground level; or (iii) screening devices according with the following are used: (A) fixed and permanently attached to the building; and (B) solid and translucent or perforated with a maximum of 50% openings; and (C) visually complements the development.

9.3.20 Telecommunications facility code

9.3.20.1 Application

This code applies to assessing material change of use for telecommunications facility.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.20.2 Purpose

- (1) The purpose of the Telecommunications facility code is to ensure that telecommunications facilities are located, designed and operated to visually integrate with the surrounding area and maintain high levels of amenity and public safety.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Telecommunications facilities are located and designed to:
 - (i) visually integrate with the built form and landscape character of the surrounding area; and
 - (ii) avoid amenity impacts on adjoining and nearby sensitive land uses; and
 - (b) Telecommunications facilities minimise adverse impacts to public health and safety by managing electromagnetic emissions and restricting access.

9.3.20.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.20.3.A – Telecommunications facility code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Location and setbacks	
PO1 Telecommunications facilities are located to minimise visual and other amenity impacts on adjoining properties and roads and the surrounding area.	AO1.1 Telecommunications buildings, structures and towers are: (a) co-located with existing telecommunications facilities; or (b) on top of buildings in the Mixed use zone, centre zones or zones unlikely to contain sensitive land uses; or (c) otherwise located and designed to minimise visual impacts as viewed from nearby properties, roads and other publicly accessible land.
	AO1.2 Where the telecommunications facility is a free-standing structure on natural ground, the facility is not located within 50 metres of an existing sensitive land use or property within a sensitive land use zone.

Performance outcomes	Acceptable outcomes
	AO1.3 Telecommunications facilities are setback in accordance with the following: (a) free-standing towers are setback from boundaries adjoining properties within a sensitive land use zone or sites containing childcare centres or educational establishments as follows: (i) 20 metres where the height of the tower is more than 20 metres; and (ii) 10 metres where the height of the tower is 20 metres or less; and (b) free standing towers are setback: (i) 20 metres from boundaries adjoining arterial roads or sub-arterial roads; and (ii) 10 metres from boundaries adjoining collector streets or access streets.
Visual and general amenity	
PO2 Telecommunications facilities visually integrate with surrounding built form and landscape character.	AO2.1 The maximum height of telecommunication structures and towers is: (a) in the Principal centre zone – 30 metres above ground level where a freestanding structure or 49 metres AHD when placed on top of a building; and (b) in sensitive land use zone – 22 metres above ground level to the uppermost point including when placed on top of a building. (c) in other zones – 30 metres above ground level to the uppermost point including when placed on top of a building.
	AO2.2 Buildings, structures, towers and fencing associated with the telecommunication facility are: (a) finished with materials that are sympathetic to the surrounding built form and landscape character; and (b) finished with non-reflective subdued colours such as shades of dark blue, dark green, dark grey, ochre or olive.
	AO2.3 Landscaping strips are provided along: (a) all street frontages – minimum width 2 metres; and (b) all boundaries adjoining properties within a sensitive land use zone or sites containing childcare centres or educational establishments – minimum width 3 metres

Performance outcomes	Acceptable outcomes
P03 Telecommunication facilities provide for the co-location of future facilities.	A03 Telecommunication facilities, particularly towers, provide capacity for future service upgrades and the co-location of other telecommunication facilities.
P04 Telecommunications facilities maintain a high level of amenity for adjoining and nearby properties within a sensitive land use zone or existing sensitive land uses.	A04 Potential noise sources, such as mechanical plant and air-conditioning units, are appropriately screened and orientated away from adjoining and nearby properties within a sensitive land use zone or existing sensitive land uses.
Public safety	
P05 Development is established, operated and maintained to minimise the risk to public health and safety.	A05 Development is designed and operated to restrict electromagnetic emissions (EME) in accordance with: (a) <i>Radiocommunications (Electromagnetic radiation – Human Exposure) Standard 2003</i>; and (b) <i>Radio Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3KHz to 300GHz</i>, or, the relevant Australian Standard for EME in place at the time the development application is made.
P06 Public safety is maintained by: (a) preventing public access to operations areas; and (b) raising public awareness on operations.	A06.1 In order to prevent unauthorised or accidental public entry, the following is provided: (a) security fencing with a minimum height of 2 metres around the part of the site occupied by the telecommunications facility; and (b) lockable security gates at access points with a minimum height of 2 metres.
	A06.2 Signs that inform and warn the public of operations and safety hazards, and prohibit unauthorised access, are installed on the: (a) public road adjoining the telecommunication facility; and (b) gates / fencing surrounding the telecommunication facility.
P07 Legal, practical and safe access is provided to the telecommunications facility for maintenance and other authorised purposes.	A07 Access to the facility is provided as follows: (a) by permanent legal right where location is on a lease hold parcel without road frontage; and (b) in a safe location off the existing network in accordance with the Planning scheme policies.

9.3.21 Tourist park and relocatable home park code

9.3.21.1 Application

This code applies to assessing material change of use for tourist park and relocatable home park.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.3.21.2 Purpose

- (1) The purpose of the Tourist park and relocatable home park code is to ensure that tourist park and relocatable home park uses are appropriately located, provide a high quality accommodation experience for residents and guests and maintain the amenity of the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) tourist parks and relocatable home parks are located on large, highly accessible sites that are not subject to environmental hazards or do not contain highly valuable ecological elements; and
 - (b) the overall development and individual buildings are located and designed to provide high quality design outcomes and high levels of amenity within the site and on adjoining sites; and
 - (c) a range of clean, convenient and adequate on-site services and facilities contribute toward a high quality accommodation experience; and
 - (d) a safe, efficient and legible access for vehicles, bicycles and pedestrians is provided to, and within, the site; and
 - (e) landscaping along site boundaries contributes to the visual and general amenity of the site and the local area.

9.3.21.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.3.21.3.A – Tourist park and relocatable home park code – assessable development (excluding Self-contained recreational vehicle ground)

Performance outcomes	Acceptable outcomes
For assessable development	
Site characteristics	
PO1 Convenience goods and other services and facilities are within walking distance of relocatable home parks.	AO1 Relocatable home parks are located: within 400 metres of a multi-purpose centre ⁶³ and adjacent to a public transport route; or (a) within 400 metres of a Township zone.

⁶³ "Multi-purpose centre" includes District centre zone, Local centre zone, Major centre zone and Principal centre zone. The Specialised centre zone is not a multi-purpose centre zone.

Performance outcomes	Acceptable outcomes
P02 The site has adequate area and dimensions to accommodate all elements associated with the use.	A02 The site complies with the following: (a) minimum site area – 2 hectares; and (b) minimum frontage – 40 metres; and (c) average slope of less than 15%.
P03 Tourist parks and relocatable home parks activities: (a) are highly accessible but do not compromise the efficiency or safety of arterial roads; and (b) do not increase traffic on local residential streets (access streets).	A03 The site gains access from a sub-arterial road or collector street.
P04 The development: (a) avoids environmental hazards; and (b) maintains the ecological integrity of the local area; and (c) integrates with the landscape character of the area.	A04 Tourist parks and relocatable home parks avoid areas: (a) subject to inundation: (i) in a 1% AEP flood event; and (ii) from an overland flow path; or (b) identified as “high risk bushfire area” or “medium risk bushfire area”; or (c) identified as environmentally significant vegetation; or (d) within 100 metres of ridgelines, erosion prone land, watercourses and wetlands.
Site layout, setbacks and building design	
P05 Open spaces throughout the development provide recreation opportunities and enhance the visual amenity of the site by providing relief from areas containing built structures.	A05 A minimum of 10% of the site is provided as communal open space and recreation areas ⁶⁴ throughout the site.
P06 Development maintains the amenity and character of the surrounding area.	A06 Buildings and accommodation sites have the following minimum setbacks: (a) from dedicated (external / public) road frontage boundaries: (i) 10 metres from an arterial road or sub-arterial road; and (ii) 6 metres from a collector street or access street; and (b) from other site boundaries – 5 metres.
P07 Accommodation sites provide: (a) an adequate usable area for intended permanent and/or relocatable buildings and setbacks; and (b) private open space for long term residents.	A07.1 In tourist parks, accommodation sites provide the following: (a) minimum area – 130m²; and (b) minimum frontage to an internal road – 10 metres.

⁶⁴ “Communal open space and recreation areas” does not include landscape buffers, internal roads or parking areas or private open space on accommodation sites.

Performance outcomes	Acceptable outcomes
	AO7.2 In relocatable home parks, accommodation sites accord with the following: (a) minimum area – 200m²; and (b) minimum frontage to an internal road – 10 metres; and (c) minimum area of private open space provided – 30m² with a minimum dimension of 3 metres.
PO8 Permanent and relocatable buildings and structures are setback from internal roads and the other boundaries of accommodation sites to ensure that: (a) a high level of visual amenity is provided through avoiding the over-development; and (b) a reasonable level of privacy is provided between buildings and structures; and (c) all buildings and structures have access to natural breezes and sunlight.	AO8.1 In tourist parks, caravans, cabins and tents are setback: (a) a minimum of 2 metres from the adjoining internal road; and (b) a minimum of 3 metres from any permanent or relocatable buildings or structures on an adjoining individual accommodation site.
	AO8.2 In relocatable home parks, permanent and relocatable buildings or structures are setback: (a) a minimum of 3 metres from the adjoining internal road; and (b) a minimum of 1.5 metres from the side and rear boundaries of the accommodation site; and (c) a minimum of 3 metres from any permanent or relocatable buildings or structures on an adjoining individual accommodation site.
PO9 Casual surveillance from buildings and lighting contribute toward the safety of communal open space and recreation areas and access ways.	AO9.1 Buildings and structures provide windows, pedestrian entrances and verandahs on elevations facing communal open space and recreation areas and access ways.
	AO9.2 Adequate lighting is provided along access ways and in communal areas in accordance with <i>Australian Standard AS/NZS1158.6</i> .

Performance outcomes	Acceptable outcomes
On-site facilities and services	
PO10 The development provides a high quality accommodation experience through the provision of clean, convenient and adequate ablution, laundry, cooking, dining, recreation and storage facilities.	AO10 The following facilities are provided in a central location/s and are adequate to the number of guests / residents in the development: (a) toilet, shower and change facilities; and (b) washing machines, clotheslines and/or clothes drying machines, irons and ironing boards; and (c) covered cooking and eating area (including food preparation area, barbeques, tables, seats and dishwashing facilities); and (d) indoor recreation building (including television, games, lounges and meeting facilities); and (e) secure storage facilities.
PO11 Convenience goods are available within walking distance of accommodation sites.	AO11 If the tourist park is not located within 400 metres of a multi-purpose centre ⁶⁵ or Township zone, a kiosk selling convenience goods is provided on-site.
PO12 Adequate fire fighting facilities are provided throughout the site in convenient and easily accessible locations.	No acceptable outcome prescribed.
PO13 Wayfinding devices contribute toward the legibility of the development.	AO13 Directional and information signage is provided at the entrance to, and throughout, the development.
AO14 Tourist parks provide adequate sullage waste disposal facilities that maintains (a) human health and safety on the subject site and in the local area; and (b) ecological integrity of the local area.	AO14 Liquid waste disposal points: (a) are provided within 10 metres of caravan sites; and (b) consists of a water stand pipe, in an impervious paved area (minimum dimensions of 1 metre x 1 metre), graded to a central drain connected to a wastewater disposal network or system.

⁶⁵ “Multi-purpose centre” includes District centre zone, Local centre zone, Major centre zone and Principal centre zone. The Specialised centre zone is not a multi-purpose centre zone.

Performance outcomes	Acceptable outcomes
Access and parking facilities	
PO15 Vehicular access to the development: (a) is adequate and safe; and (b) does not detrimentally impact upon the safety, capacity or efficiency of the road or street system.	AO15 Vehicle access points: (a) are not located within: (i) 50 metres of an intersection of roads; and (ii) 10 metres of a nearby vehicle access point; and (b) have a minimum carriageway width of: (i) 7 metres for two-way entrance / exit points; and (ii) 7 metres for one-way entrance points; and (iii) 5 metres for one-way exit points; and (c) are sealed (bitumen or concrete).
PO16 The internal road system provides a safe, legible and convenient access network that: (a) facilitates movement by a range of vehicle types and sizes; and (b) integrates with low-speed, pedestrian orientated nature of the development.	AO16 Internal roads: (a) are sealed (bitumen or concrete); and (b) have a minimum carriageway width of: (i) 6 metres for two-way roads; and (ii) 4 metres for one-way roads or cul-de-sacs; and (c) provide emergency vehicles with direct access to every site; and (d) include traffic calming devices at regular intervals.
PO17 Development includes the provision of adequate, convenient and safe on-site car parking.	AO17 Car parking facilities, dedicated to residents, guests, employees and other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B in the General development requirements code.
PO18 Safe and convenient pedestrian access facilities are provided throughout the development between accommodation areas and important facilities.	AO18 Sealed (bitumen or concrete) pedestrian pathways: (a) provide connections to, and between, the kiosk / reception area, communal facilities and recreation areas; and (b) have a minimum width of 1.2 metres.
Landscaping	
PO19 Landscaping treatments along road frontage boundaries provide high quality visual amenity as viewed from the adjoining roads and the site.	AO19 A landscape strip with a minimum width of 3 metres is provided along all road frontage boundaries.

Performance outcomes	Acceptable outcomes
PO20 Landscaping and fencing is provided along side and rear boundaries to: (a) provide physical and visual delineation between adjoining land uses; and (b) maintain a high level of amenity on the subject site and on adjoining sites.	AO20 The following is provided alongside and rear boundaries: (a) 1.8 metre visual screen fence and a 3 metre landscape buffer where site boundaries adjoin properties in a sensitive land use zone or Sport and recreation zone; and (b) 1.8 metre visual screen fence and a 5 metre landscape buffer where boundaries adjoin properties in an industry zone, multi-purpose centre⁶⁶, Specialised centre zone or Special purpose zone; and (c) a 5 metre landscape buffer where boundaries adjoin properties in a Rural zone or Rural residential zone.

Table 9.3.21.3.B – Tourist park and relocatable home park code – accepted development subject to requirements and assessable development (Self-contained recreational vehicle ground only)

Performance outcomes	Acceptable outcomes
Accepted development subject to requirements and assessable development	
Site characteristics	
PO1 Development: (a) is of a size, scale and intensity that minimises the potential for adverse noise, visual, privacy and traffic impacts on adjoining or nearby residential uses; and (b) is of a size, scale and intensity that is consistent with the character of the zone; and (c) provides suitable open space and separation that meet the recreational, social and amenity needs of people staying onsite.	AO1.1 The site is: (a) located within an existing Tourist park; or (b) located on Council owned or controlled land; or (c) located within the exhibition/events precinct (precinct no. CC4) of the Mackay City local plan; or (d) co-located with an existing Resort complex or Hotel.
	AO1.2 Each self-contained vehicle site must be a minimum of 75m ² .
	AO1.3 Accommodation sites have the following minimum setbacks: (a) from dedicated (external / public) road frontage boundaries: (i) 10 metres from an arterial road or sub-arterial road; and (ii) 6 metres from a collector street or access street; and (b) from other site boundaries – 5 metres.
PO2 Development is located, designed and operated to:	AO2 Development is not located in areas: (a) subject to inundation from an overland flow path; or

⁶⁶ "Multi-purpose centre" includes District centre zone, Local centre zone, Major centre zone and Principal centre zone. The Specialised centre zone is not a multi-purpose centre zone.

Performance outcomes	Acceptable outcomes
(a) mitigate risk to people and property to an acceptable or tolerable level; and (b) minimise environmental impacts by: • locating in areas of least ecological significance; • ensuring no negative impacts on waterways, wetlands or coastal environments, including stormwater quality impacts; and • maximise the retention of existing native vegetation and wildlife habitats. Note – A report prepared by a suitably qualified person can assist in demonstrating compliance with this performance outcome.	(b) identified as “very high bushfire hazard area”, “high bushfire hazard area” or “medium bushfire hazard area”; or (c) identified as environmentally significant vegetation or wildlife habitat; or (d) within 100 metres of waterways and wetlands; or (e) within erosion prone land.
Intensity of use	
PO3 Self-contained recreational vehicle grounds: (a) are of a size and scale compatible with the characteristics of the zone; and (b) have limited amenities; and (c) are used for short-term stays only.	AO3.1 No more than 10 self-contained recreational vehicles are onsite at any time.
	AO3.2 Only Self-contained vehicles are permitted onsite.
	AO3.3 Self-contained vehicles are limited to stay no more than 3 consecutive nights.
	AO3.4 The ground does not include constructed facilities such as sport courts, swimming pools or a kiosk. Note – Does not apply to existing facilities in existing Tourist parks.
PO4 Self-contained recreational vehicle grounds provide adequate rubbish storage and disposal.	AO4 Self-contained recreational vehicle grounds provide a central refuse collection bin.
Vehicle Access	
PO5 Vehicle access to, from, and within the site: (a) is of a quality and durability suitable to the intended traffic volumes and loads; (b) does not create or worsen any traffic hazard; (c) provides all-weather access; and (d) does not have adverse effects on the amenity of the locality	AO5.1 Vehicle access is limited to one entry/exit located on the lowest order road frontage.
	AO5.2 Vehicle access to and from the site is via a sealed road.
	AO5.3 Vehicle access to the site is via the existing access point.

Performance outcomes	Acceptable outcomes
Flooding	
PO6 Premises subject to risk of inundation or damage through flood are provided with immunity to that risk in order to reduce potential property damage and to ensure public safety. Note – An Emergency Management Plan must be approved by Council prior to the use commencing.	AO6.1 Development complies with the following: (a) is located on land that is not subject to inundation during a DFE⁶⁷; or (b) the minimum ground level for self-contained recreational vehicle grounds is the highest of the following: (i) at or above the DFE; or (ii) at or above the DSTE⁶⁸ relevant to the subject site; or (iii) the minimum ground level, as follows: (D) Mackay urban area – RL 5.0m AHD; or (E) Midge Point – RL 4.6m AHD; or (F) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD; or (iv) in addition to (iii) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest astronomical tide); or (v) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.

⁶⁷ “DFE” – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest flood level is the DFE.

⁶⁸ “DSTE” – defined storm tide event

Performance outcomes	Acceptable outcomes
	AO6.2 Development has direct access to land that is not flood prone by a low-risk evacuation route that is: - flood free; or - allows for the progressive retreat of persons from rising flood waters (i.e. avoids isolation). Low risk evacuation routes have the following characteristics: - maximum length of any single section of evacuation route covered by flood water in a DFE / DSTE – less than 200 metres; and - maximum flood depth in a DFE / DSTE – less than 0.3 metres; and - maximum flood velocity in a DFE / DSTE – less than 0.4 metres per second.
P07 Signage is provided within flood hazard areas to alert visitors to the flood hazard. Note - An Emergency Management Plan must be approved by Council prior to the use commencing.	AO7 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: - the position and path of all safe evacuation routes off the site; and - if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.
P08 There is no increase in the number of people living or working on a flood prone site, except where the premises are occupied on a short-term or intermittent basis.	No acceptable outcome prescribed.
Assessable development	
Services and Utilities	
P09 Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities appropriate to its location and setting and are proportionate with its needs, including: - reliable potable water supply; and - treatment and disposal of sewerage and other waste water is managed in a way that will not cause environmental harm or pose a risk to public health.	AO9 Self-contained recreational vehicle grounds, where accommodating 11 or more self-contained vehicles provide: - a minimum of 1 unisex toilet; and - reticulated water supply where available; and - a dump point: - for blackwater and greywater where reticulated sewer is available; or - for greywater where reticulated sewer is not available.

9.4 Other development codes

9.4.1 General development requirements code

9.4.1.1 Application

This code applies to assessing development that is identified for code assessment or impact assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.1.2 Purpose

- (1) The purpose of the General development requirements code is to provide general requirements regarding infrastructure, amenity, safety and environmental standards for assessable development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) development is efficiently serviced by utility and access infrastructure; and
 - (b) the integrity and efficiency of existing utility and access infrastructure systems is maintained; and
 - (c) development provides adequate on-site vehicular access and adequate parking and servicing facilities for vehicles and parking facilities for bicycles; and
 - (d) development maintains the amenity of the surrounding area; and
 - (e) sensitive land uses in close proximity to activities generating amenity impacts are located and designed to mitigate the impacts; and
 - (f) development is protected from inundation by floodwaters, and does not exacerbate flood impacts on other properties in the surrounding area; and
 - (g) earthworks maintain public safety, environment quality and a high level of visual amenity; and
 - (h) landscaping enhances the tropical character, visual amenity, environmental quality and microclimate of sites and streetscapes; and
 - (i) works in public streets enhance the pedestrian amenity, visual amenity and general usability of streets; and
 - (j) development is designed to reduce opportunities for antisocial and criminal behaviour.

9.4.1.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.4.1.3.A – General development requirements code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Infrastructure and services	
PO1 Development is consistent with the local government infrastructure plan and efficiently serviced by: (a) reticulated water supply and wastewater disposal infrastructure within the PIA boundaries; or (b) where reticulated services are unavailable, developer-funded on-site systems that maintain public health and ecological integrity (including achieving water sensitive urban design principles) of the site and its surrounds⁶⁹.	AO1.1 Development is: (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with Planning scheme policy – water and sewerage (CTM Water Alliance); or (b) if connection to Council's reticulated water supply network is not possible, a potable on-site water supply is provided.
	AO1.2 Development is: (a) connected to Council's reticulated wastewater network in accordance with Planning scheme policy – water and sewerage (CTM Water Alliance); or (b) if connection to Council's reticulated wastewater network is not possible, an on-site wastewater disposal system is provided in accordance with: (i) for systems serving 20 or less people – <i>Environmental Protection (Water) Policy 1997 and the On Site Sewerage Code (NR&M July 2002) and Australian Standard AS/NZS1547</i>; or (ii) for systems serving more than 20 people – an appropriate system that does not result in direct or cumulative adverse public health and environmental impacts within and outside the site.

⁶⁹ The provision of an on-site water source must give consideration to the *Water Act 2000* and, where applicable, the *Water Resource (Pioneer Valley) Plan 2002*, *Water Resource (Fitzroy Basin) Plan 2011* or *Water Resource (Burdekin Basin) Plan 2007*.

Performance outcomes	Acceptable outcomes
PO2 In urban areas, major elements of the stormwater drainage network are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the defined flood event applicable to drainage so that: (a) floodways are restricted to areas where there is no damage to property or hazards for motorists; and (b) runoff is directed to a lawful point of discharge through competently designed and constructed outlet works.	AO2 Stormwater infrastructure accords with the design requirements of: (a) Planning scheme policy – stormwater drainage design; and (b) Planning scheme policy – subsurface drainage design.
PO3 Drainage works are planned and designed to ensure that adjoining land and existing upstream and downstream drainage systems are not adversely affected by development, taking into account: (a) water sensitive urban design (WSUD) principles such as: (i) protect natural systems; and (ii) enhance natural waterway systems within urban development using natural channel design principles; and (iii) detention of stormwater instead of rapid conveyance; and (iv) minimise impervious areas; and (v) utilisation of stormwater to conserve potable water; and (vi) integrate stormwater treatment into the landscape; and (vii) water efficient landscaping; and (viii) protection of water related environmental values; and (b) need for a stormwater system that can be economically maintained for the life of the system; and (c) safety of pedestrians and vehicles; and (d) location of discharge; and (e) construction of buildings, structures or paving up to site boundaries which avoid blocking or concentrating natural flow paths⁷⁰; and (f) fauna movement is provided for through bridges and culverts.	AO3 Stormwater infrastructure is provided in accordance with the requirements of: (a) Planning scheme policy – stormwater drainage design; and (b) Planning scheme policy – subsurface drainage design.

⁷⁰ Guidance on the design and construction of drainage systems is provided by the *Queensland Urban Drainage Manual 1994*.

Performance outcomes	Acceptable outcomes
P04 Premises are connected to electricity services.	A04 The development is connected to electricity infrastructure in accordance with the standards of the relevant regulatory authority.
P05 Premises are connected to telecommunications services.	A05 The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.
P06 Provision is made for future telecommunications services (such as fibre optic cable).	No acceptable outcome prescribed.
P07 Provision is made for fire hydrants in identifiable and accessible locations.	A07 In urban areas, fire hydrants are provided and designed in accordance with the following: (a) hydrants are located at intervals of no more than: (i) 120 metres on a residential street and common access ways within common property in community title; or (ii) 90 metres on a commercial or industrial street and access ways; and (b) a hydrant is located: (i) at each intersection; and (ii) in a suitable and identifiable location; and (c) on an access road, designed appropriately for safe passage of emergency vehicles; and (d) in accordance with Planning scheme policy – water and sewerage (CTM Water Alliance).
P08 Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement. ⁷¹	A08 Street lighting and signage comply with the requirements of Planning scheme policy – geometric road design.

⁷¹ 'Australian Standards and Manual for Uniform Traffic Control Devices' provides guidance in relation to these matters.

Performance outcomes	Acceptable outcomes
PO9 Development provides a refuse management system that: (a) has sufficient capacity to store the refuse generated by the development; and (b) maintains a high level of amenity on the site and on adjoining sites; and (c) provides for efficient collection.	AO9.1 Where the site is serviced by Council's refuse collection service, the development: (a) provides refuse bins to service the development: (i) for multiple dwelling activities with 10 or less dwellings: (A) one 240 litre general refuse bin per dwelling unit or a bulk general refuse bin; and (B) an appropriate number of 240 litre refuse bins for recyclable material; or (ii) for multiple dwelling activities with more than 11 dwellings: (A) an appropriate number of bulk general refuse bins; and (B) an appropriate number of 240 litre refuse bins for recyclable material; or (iii) for other development: (A) an appropriate number of 240 litre bins or bulk refuse bins for general refuse; and (B) an appropriate number of 240 litre refuse bins for recyclable material; and (b) provides a refuse bin storage area/s that: (i) is conveniently located and easily accessed; and (ii) where servicing a multiple dwelling activity, not more than 50 metres from any dwelling; and (iii) within reach of a hose; and (iv) is located or enclosed so that the bins are visually screened from view from roads, communal and private open space on the site and adjoining sites; and (c) provides a refuse bin collection area: (i) at an appropriate kerbside location⁷²; or (ii) on the site if it has an area of over 2,000m² and a bulk refuse bin/s are to be used. On-site refuse bin collection areas are located to provide:

⁷² The maximum number and size of refuse bins for kerbside collection will depend on the circumstances of the site (safe and efficient access for a Council refuse truck and amenity considerations) and will be determined by Council's Waste Services program.

Performance outcomes	Acceptable outcomes
	(A) an adequate manoeuvring area to enable a Council refuse truck to enter the site in forward gear, service the bins, and leave the site in forward gear after performing no more than a 3-point turn; and (B) adequate vertical clearance to enable a Council refuse truck to service (empty) the bins; and (d) enables easy movement of the refuse bins from the refuse bin storage area to the refuse bin collection area.
	AO9.2 Where the site is not serviced by Council's refuse collection service, the development complies with a refuse management plan that identifies: (a) the number and size of refuse bins required to service the development; and (b) an appropriately located refuse bin storage area that is screened from view from roads and adjoining sites; and (c) an appropriately located refuse bin collection area (if relevant); and (d) the means by which refuse will be transported to a Council refuse management facility.
PO10 The design and construction of infrastructure handed to council: (a) delivers high quality assets that have cost effective ongoing operation and maintenance costs; (b) does not place unreasonable financial or economic burden in the ongoing, long-term operation of the asset; (c) maintains public health and safety; (d) maintains and protects public health and safety for person/s maintaining and managing assets; and (e) minimises adverse impacts to the environment (including the amenity of the local area) in the short and long term needs of users.	No acceptable outcome prescribed.
PO11 All infrastructure is designed and certified by an RPEQ and constructed by appropriately qualified persons in accordance with: (a) all applicable council requirements, standards and specifications. (b) applicable Australian standards.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
Access infrastructure and parking facilities	
PO12 Development generating a significant numbers of vehicle trips can be accessed on an all-weather road that does not create dust nuisance.	No acceptable outcome prescribed.
PO13 All proposed roads: (a) are of a quality and durability suitable to the intended traffic volumes and loads; and (b) provide all-weather access; and (c) allow the collection, conveyance and discharge of rainfall; and (d) provide the safe passage of vehicles and pedestrians; and (e) provide a reasonable, comfortable riding quality; and (f) provide safe, logical and hierarchical transport linkages with the existing street system; and (g) allow for the provision of utilities; and (h) are designed in the most cost-effective manner considering lifecycle costs and rehabilitation options.	AO13 Roads are designed and constructed in accordance with: (a) Planning scheme policy – geometric road design; and (b) Planning scheme policy – pavement design.
PO14 Structural engineering elements ⁷³ are designed: (a) in accordance with relevant Australian Standards; and (b) to require a low level of maintenance; and (c) not to become unfit during the design life of the structure.	AO14 Structural engineering elements are designed in accordance with the Planning scheme policy – structures / bridge design. ⁷³
PO15 In key urban areas, roads are provided with solutions that: (a) prevent edge fretting; and (b) perform best practice stormwater management; and (c) provide the appropriate level of control for vehicle movement; and (d) allow ready access to abutting properties at suitable locations; and (e) contribute to the desired streetscape character of the locality.	AO15 In key urban areas, roads are designed and constructed with kerb and channel in accordance with: (a) Planning scheme policy – geometric road design; and (b) Planning scheme policy – pavement design.

⁷³ Structural engineering elements include road traffic bridges, pedestrian bridges, other structures associated with roads (major culverts, retaining walls, major sign support structures), small earth dams, detention basins, coastal erosion protection structures, boat ramps and other marine structures, structures used for public safety (road safety barriers, pedestrian safety rails, street lighting), and temporary works.

Performance outcomes	Acceptable outcomes
PO16 Vehicular access to arterial roads and sub-arterial roads is avoided unless no other options are available and the access: (a) reduces the number of access points on the road; and (b) maintains the safety and efficiency of the road; and (c) provides safe and efficient access to the site.	AO16 Vehicular access to arterial roads and sub-arterial roads is avoided in favour of access to a collector street or access street (side, rear or internal streets). Where no such option is available, it is demonstrated that: (a) a single access point on the arterial road or sub-arterial road combines existing or potential access points; and (b) does not compromise the safety or efficiency of the arterial road or sub-arterial road; and (c) provides safe and efficient access for residents, customers, employees and other visitors to the development.
PO17 Access to and within the site is safe, efficient and is constructed to a standard that is appropriate to the location of the site, nature and scale of the use and adjoining uses.	AO17.1 Access points: (a) provide convenient access to the site and maintain the safety and efficiency of the road; and (b) are located as far as practical from intersections; and (c) for non-residential uses are not located within 3 metres of an adjoining site within a sensitive land use zone.
	AO17.2 Vehicle access areas (internal driveways, access aisles, manoeuvring areas, car parks and service bays) accord with the following: (a) the relevant sized vehicle (as defined by Table 9.4.1.3.B) can enter and leave the site after performing no more than a 3-point turn; and (b) in key urban areas and townships, vehicle access areas: (i) discourage speeding through layout design and the use of speed humps and/or other traffic calming devices; and (ii) are designed and constructed in accordance with all relevant sections of <i>Australian Standard AS/NZS2890</i>; and (c) in other areas, vehicle access areas are located, designed and constructed to minimise dust impacts on adjoining and nearby sites and minimise erosion.
	AO17.3 Where vehicle access is controlled by a gate, the gate is located so that queued vehicles standing while the gate is opened are wholly within the site.

PO18 Development includes the provision of adequate and convenient and safe on-site car and bicycle parking.	AO18 Car and bicycle parking facilities (including end of trip facilities where applicable), dedicated to residents, customers, employees or other visitors of the development is provided: (a) on the site in a convenient and safe location/s; and (b) in accordance with Table 9.4.1.3.B.
PO19 Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian): (a) to meet the needs of users and promote active modes of travel; (b) at convenient, easily identifiable, safe locations; (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths.	AO19.1 Bicycle parking facilities are: (a) located within view of staff, customers or passing foot traffic; and (b) easily accessible by users; and (c) well-lit; and (d) sheltered from the sun and rain; and (e) close to public transport; and (f) signed to indicate the nearest public phone and places of safety; and (g) well-maintained at all times; and (h) designed and constructed in accordance with <i>Australian Standard AS/NZS2890.3–1993</i>.
	AO19.2 Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the Queensland Development Code, that include: (a) secure bicycle parking and storage racks; (b) storage lockers; and (c) shower, change room and toilet facilities.
PO20 Pedestrian accesses to buildings: (a) do not obstruct pedestrian movement, or form physical clutter, on public footpaths; (b) are not visually overbearing, or form visual clutter, in the streetscape; (c) safe, efficient and convenient wheelchair access.	AO20.1 Steps, escalators, ramps and lifts are: (a) located wholly within the site; and (b) setback a minimum of 1.5 metres from the front boundary.
	AO20.2 Where a pedestrian access ramp exceeds the lesser of 15 metres or 60% of the site frontage: (a) a wheel chair accessible elevator is provided; or (b) a graduated foyer/lobby entrance is provided; or (c) shared pedestrian access facilities are provided with an adjoining site.

Performance outcomes	Acceptable outcomes
Amenity	
PO21 The acoustic amenity, privacy and liveability of residential areas and sensitive land uses is maintained by ensuring that: (a) noise generating development in close proximity to existing and/or future sensitive land uses is located, designed and operated to minimise acoustic impacts on the sensitive land use; and (b) sensitive land uses in close proximity to existing and/or future noise generating uses are located and designed to ensure minimal acoustic impacts on the sensitive land use.	AO21.1 Development is located, designed and operated to achieve the following noise levels when measured from: - for proposed sensitive land uses: habitable rooms (assuming open windows) nearest the noise source; and - for proposed noise generating development: - within the nearest habitable room (assuming open windows) of adjoining / nearby sensitive land uses; and 2 metres beyond the boundary of the site and 1.5 metres above ground level, where the adjoining site is undeveloped and in a sensitive land use zone or intended to accommodate a sensitive land use; (a) background (L90) + 5dB(A) for variable noise between the hours of 7:00 am to 10:00 pm; and (b) background (L90) + 3dB(A) for variable noise between the hours of 10:00 pm and 7:00 am; and (c) background (L90) for continuous noise sources (measured at the facade of the sensitive use between 7:00 am and 10:00 pm and within habitable rooms assuming open windows from 10:00 pm – 7:00 am); and (d) maximum limit L_{Amax} 45dB(A); and (e) the acoustic quality objectives (internal noise criterion) for the particular use identified in the Environmental Protection (Noise) Policy 2008 or, if not listed, the internal sound level design criterion contained in <i>Australian Standard AS/NZS2107 Acoustics – Recommended design sound levels and reverberation times for building interiors</i>.
PO22 Where located in close proximity to an operational railway corridor, sensitive land uses mitigate amenity impacts and maintains the operational integrity of the rail corridors.	AO22 No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO23 Sensitive land uses are adequately buffered from rural and agricultural activities.	AO23 New sensitive land uses are separated from rural and agricultural activities a minimum distance of: (a) 300 metres, or 40 metres if including a vegetated buffer, where involving chemical spray drift; or (b) 500 metres, where involving intermittent odour; or (c) 60 metres, or 15 metres if including a vegetated buffer, where involving intermittent noise during the day; or (d) 1000 metres, or 250 metres if including a vegetated buffer, where involving intermittent noise during the night; or (e) 500 metres, or 120 metres if including a vegetated buffer, where involving long term noise during the day; or (f) 1000 metres, where involving long term noise during the night; or (g) 150 metres, or 40 metres if including a vegetated buffer, where involving dust, smoke and ash.
PO24 Utility services attached to buildings do not adversely impact on the acoustic or visual amenity of the surrounding area.	AO24.1 Utility services attached to buildings, including air conditioning units, hot water systems, refrigeration units and other forms of mechanical ventilation or extraction systems, are: (a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical; and (b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.
	AO24.2 Service structures, lift motor rooms and other utility plant: (a) are located and designed to not be visible from adjoining and nearby sites, streets and public places; or (b) designed to be an architectural feature of the building, if visible from adjoining and nearby sites, streets and public places.
PO25 Vibration from the development does not affect the amenity of surrounding land uses.	AO25 The development does not result in vibration impacts outside of the development site.
PO26 Development maintains the air quality of the area through the effective management of air emissions and the minimisation of heat and odour releases.	AO26 Development that is likely to generate emissions such as air pollutants, heat and odours incorporate: (a) physical measures for removing pollutants from emissions prior to discharge to the atmosphere; and

Performance outcomes	Acceptable outcomes
	(b) physical measures for reducing the temperature gradient between emissions and the atmosphere prior to discharge; and (c) operational systems, including monitoring systems for major industry and major infrastructure, which maintain emissions within <i>ANZECC guideline standards</i>.
PO27 Lighting is designed in a manner to ensure ongoing amenity and safety whilst ensuring surrounding areas are protected from undue glare or lighting overspill.	AO27 Where the site adjoins a sensitive land use zone, or a site containing an existing residential or accommodation use, outdoor lighting: (a) does not exceed 8.0 lux at 1.5 metres beyond the side and rear boundaries of the site; and (b) is directed downwards and shielded, rather than directed at the adjoining residential or accommodation zone or use; and (c) all lights, apart from security lighting, are switched off not longer than 1 hour after the cessation of daily operations; and (d) accords with <i>Australian Standard AS4282 – Control and effects of outdoor lighting</i> in terms of its technical parameters, design, installation, operation and maintenance.
PO28 Non-residential development maintains the visual and general amenity of adjoining residential areas.	AO28 Non-residential development⁷⁴ adjoining properties within a sensitive land use zone, comply with the following: (a) buildings containing non-residential uses: (i) are setback the greater of 3 metres or half the height of the building wall (ground level to eaves or ground level to top of the wall if no eaves) facing residential properties; and (ii) provide minimal building openings, and no service / delivery openings, facing the adjoining sensitive land use zone; and (b) landscape buffers⁷⁵ are provided along the full length of boundary with a sensitive land use zone in accordance with the following widths: (i) where the non-residential use involves industry activities or service station – 4.5 metres; and (ii) for other non-residential uses – 3 metres; (c) 1.8 metre high solid screen fence is provided along the full length of boundary with the sensitive land use zone; and

⁷⁴ This provision does not apply to the following non-residential uses: childcare centre, home-based business, market, nature based tourism, park, roadside stall, sales office.

⁷⁵ “Landscape buffer” means planting that provides effective visual screening and is in accordance with the requirements of the PSP - landscape.

Performance outcomes	Acceptable outcomes
	(d) refuse bins are not stored within 5 metres of the boundary with the sensitive land use zone; and (e) any refuse bin storage area within 10 metres of the common boundary must be located within a fully enclosed bin storage structure.
PO29 Residential development mitigates existing and / or potential future visual and general amenity impacts from adjoining non-residential sites.	AO29 Where a new sensitive land use/s in a sensitive land use zone adjoins a site within a centre zone, industry zone, Special purpose zone or Community facilities zone: (a) open plan living areas, habitable rooms, prominent building openings / windows and principle recreation areas are orientated away from the boundary with the non-residential zone; and (b) landscape buffers⁷⁶ with a minimum width of 2 metres are provided along the full length of boundary with the non-residential zone; and (c) 1.8 metre high solid screen fence is provided along the full length of boundary with a sensitive land use zone.
PO30 Multi-storey buildings and high structures are designed to maintain a reasonable level of access to sunlight to adjoining public open spaces and residential areas.	AO30 Buildings or structures with a height of over 8.5 metres above ground level (2 storeys), do not cast a shadow/s, between 9:30am and 2:30pm on the 21st June, over: (a) private open space areas, communal open space areas and living room windows in residential development on adjoining or nearby sites; and (b) more than 25% of the total area of an adjoining or nearby site within a sensitive land use zone; and (c) more than 25% of the total area of adjoining or nearby public open space.
PO31 Buildings do not incorporate glass or surfaces that are likely to reflect the sun that has the potential to cause nuisance, discomfort or hazard to any part of the city and adjoining urban areas.	AO31 Any reflective glass material, metallic shade structures or other surface has: (a) a level of light reflectivity that does not exceed 20%; and (b) a level of heat transmission of not less than 20%.

⁷⁶ "Landscape buffer" means planting that provides effective visual screening and is in accordance with the requirements of the PSP - landscape.

Performance outcomes	Acceptable outcomes
Flooding	
PO32 Premises subject to risk of inundation or damage through flood are provided with immunity to that risk in order to reduce potential property damage and to ensure public safety.	AO32.1 Development complies with the following: (a) is located on land that is not subject to inundation during a DFE⁷⁷; or (b) the minimum floor level for habitable rooms (new buildings and extensions to existing buildings) is the highest of the following: (i) 300mm above the DFE; or (ii) 300mm above the DSTE⁷⁸ relevant to the subject site; or (iii) the minimum floor level, as follows: (A) Mackay urban area – RL 5.4m AHD; or (B) Midge Point – RL 5.0m AHD; or (C) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 5.3m AHD; or (iv) in addition to (iii) above, an additional 600mm is provided for higher wave effects and run up in the foreshore area (the foreshore area shall be taken as extending inland for a minimum of 100 metres from the higher of toe of the frontal dune or Highest astronomical tide); or (v) 225mm above natural ground level; or (vi) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road. AO32.2 The minimum finished ground level for new residential lots in the Emerging communities zone or on land outside the urban footprint is the higher of: (a) at or above the DFE; or (b) at or above the DSTE or (c) the minimum ground level, as follows: (i) within the Mackay urban area – RL 5.0m AHD; or (ii) Midge Point – RL 4.6m AHD; or (iii) Seaforth, Haliday Bay, Ball Bay, Louisa Creek, Half Tide Beach, Salonika Beach, Grasstree Beach, Sarina Beach, Freshwater Point and Armstrong Beach – RL 4.9m AHD.

⁷⁷ “DFE” – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest flood level is the DFE.

⁷⁸ “DSTE” – defined storm tide event

Performance outcomes	Acceptable outcomes
	AO32.3 New lots in the Rural zone and Rural residential zone include a building envelope at or above the DFE, with a minimum area of 1,000m².
	AO32.4 Development complies with the following: (a) residential lots in the Emerging community zone have direct frontage to a low risk evacuation route; and (b) public roads and driveways providing access to residential building envelopes in the Rural zone and Rural residential zone (required by AO29.3) are low risk evacuation routes. Low risk evacuation routes have the following characteristics: • maximum length of any single section of evacuation route covered by flood water in a DFE / DSTE – less than 200 metres; and • maximum flood depth in a DFE / DSTE – less than 0.3 metres; and • maximum flood velocity in a DFE / DSTE – less than 0.4 metres per second.
	AO32.5 For development involving temporary or moveable residential structures (e.g. tourist park and workforce accommodation) and non-residential development: (a) buildings are located and designed so that floor levels (except areas used for car parking) are at or above the DFE flood level; or (a) there is at least one evacuation route that remains passable for emergency evacuations during all floods up to and including the DFE; or (b) the premises are located in an area where there is sufficient flood warning time to enable safe evacuation; or (c) a safe refuge is available for people within the development site.
PO33 There is no increase in the number of people living or working on a flood prone site, except where the premises are occupied on a short-term or intermittent basis.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO34 Development does not result in adverse impacts for the safety of people or the capacity to use land within a floodplain and does not involve: (a) any physical alteration to a watercourse; and (b) net filling of 50 cubic metres; and (c) the proposed works either: (i) avoid any reductions of on-site flood storage capacity and contain within the subject site any changes in depth / duration / velocity in flood waters of all floods up to and including the DFE; or (ii) do not change the flood characteristics at the DFE outside the subject site in ways that result in: (A) loss of flood storage; and (B) loss of / changes to overland flow paths; and (C) acceleration or retardation of flows; and (D) any reduction of flood warning times elsewhere on the floodplain.	No acceptable outcome prescribed.
PO35 Electricity infrastructure is located and designed to be as resilient as practicable during and after flood events.	AO35.1 Minor electricity infrastructure servicing buildings is located above the DFE. AO35.2 Where compliance with AO32.1 cannot practically be achieved, the following must be provided with minor electricity infrastructure: (a) an emergency connection point (on the customer owned switchboard) located above the DFE to allow for electricity to be supplied after the flood event; and (b) where development includes a basement below the DFE, a cut-off switch above the DFE is provided so that power can be turned off to areas below the DFE; and (c) clear access between an adjoining road and the transformer must be maintained at all times; and (d) plant rooms containing minor electricity infrastructure must be designed to restrict, as much as possible, the flow of water into the room during a DFE⁷⁹.

⁷⁹ It is accepted that it is generally not possible to entirely proof basements below the DFE.

Performance outcomes	Acceptable outcomes
PO36 Areas where hazardous materials or potentially contaminating substances are manufactured, stored or used are located and designed to: (a) prevent spills from leaving the site; and (b) be protected from stormwater inundation; and (c) maintain or improve the stormwater flow and flood characteristics of the local area.	AO36 Areas where hazardous materials or potentially contaminating substances are manufactured, stored or used are: (a) located: (i) a minimum of 300mm above the DFE⁸⁰; or (ii) within a bunded area that: (A) includes bund walls with a minimum height of 300mm above the DFE or the DSTE (whichever is greater); and (B) prevents intrusion of flood waters; and (C) does not increase the volume, velocity, concentration or flow path alignment of stormwater flow across sites upstream, downstream or in general vicinity of the subject site; and (D) does not increase stormwater ponding on sites upstream, downstream or in general vicinity of the subject site; and (b) sealed with hardstand (bitumen or concrete) and roofed; and (c) designed so that: (i) spills are bunded and retained on site for removal and disposal by an approved means; and (ii) roof water is piped away from the area.
Earthworks	
PO37 Earthworks are undertaken in a manner that: (a) produces stable landforms and structures; and (b) maintains natural landforms; and (c) minimises height of retaining walls and batter faces; and (d) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land; and (e) does not unduly impact on the amenity of the streetscape.	AO37.1 Earthworks comply with: (a) Planning scheme policy – site regrading; and (b) <i>Australian Standard AS/NZS 3798 – Guidelines on earthworks for commercial and residential development.</i>
	AO37.2 Retaining walls are certified as stable by a Registered Professional Engineer of Queensland.
	AO37.3 The extent of filling or excavation with a depth of 200mm, does not exceed 40% of the site.

⁸⁰ “DFE” – defined flood event – is the 1% AEP flood event plus climate change factor. The DFE is derived from adopted studies regarding riverine and local flood events. Where a site is covered by more than one study, the highest level forms the DFE.

Performance outcomes	Acceptable outcomes
	AO37.4 Excavating or filling is no greater than 1 metre and height or depth and the combined height of retaining walls and fences does not exceed 2 metres.
	AO37.5 Soil to be used for filling if stockpiled for more than 1 month is stabilised and grassed.
	AO37.6 Retaining walls are set back from any boundary and are stepped or terraced so that landscaping can soften the visual impact.
PO38 Earthworks do not: (a) result in the contamination of land or water, and avoids risk to people and property; and (b) create or worsen any flooding or drainage problems on the site or on adjoining, nearby and other sites through: (i) ponding; and (ii) increase in flow direction; and (iii) increase in flow volumes, velocity or concentration; and (c) prevent or create difficult access to a site; and (d) generate a dust nuisance or erosion and sedimentation issues.	AO38 Earthworks comply with: (a) Planning scheme policy – site regrading; and (b) Planning scheme policy – stormwater drainage design.
Landscaping	
PO39 Development is provided with adequate and suitable landscaping and screening on the site which: (a) reinforces the tropical character of the region; and (b) provides an attractive streetscape appearance; and (c) creates a pleasant microclimate on the subject site; and (d) provides for privacy and amenity on the site and on adjoining sites; and (e) reduces stormwater runoff; and (f) contributes to ecological linkages and biodiversity.	AO39.1 On site screening accords with the landscape buffer requirements of the Planning scheme policy – landscape, including all guidance documents and lists ⁸¹ .
	AO39.2 Landscaping is designed and established to: (a) an appropriate scale relative to both the road reserve width and to the size and nature of the development; and (b) incorporate remnant vegetation and use endemic species where possible; and (c) provide summer shade and shelter for pedestrian comfort and energy efficiency of buildings; and (d) maximise areas suitable for on-site infiltration of stormwater; and (e) allow for pedestrian and vehicle safety; and

⁸¹ Guidance documents and lists under the Planning scheme policy – landscape include the List of plant species, List of furniture and materials and Guidance document for landscape documentation.

Performance outcomes	Acceptable outcomes
	(f) generate a cohesive and distinct visual character for the streetscape and local area; and (g) thrive in the tropical climate; and (h) minimise irrigation requirements through appropriate plant selection, mulching and water efficient irrigation systems.
PO40 Landscaping visually softens and lowers the glare and heat generated by extensive areas of hardstand.	AO40 In open car parking areas (not within buildings or covered by shade structures), shade trees are provided between car parks at a rate of 1 shade tree per every 6 car parks.
PO41 Vegetation identified on the Mackay Significant Tree Register is retained to maintain the landscape and streetscape character provided by significant trees.	AO41 With regards to vegetation listed on the Mackay Significant Tree Register, development: (a) does not damage the roots, trunk or branches of significant vegetation, unless under the direction of an appropriate vegetation management plan; and (b) maintains the visual prominence of, and views to, significant trees from streets and other public places.
PO42 Recreational parks are designed and embellished to: (a) be durable and have low lifecycle costs; and (b) create a unique sense of place; and (c) be proportionate to the identified park type under the hierarchy of the recreational parks; and (d) provide safe, functional and accessible areas for recreational activities.	AO42 Recreational parks are designed and embellished in accordance with the requirements of: (a) Planning scheme policy – landscape, including all guidance documents and lists⁸²; and (b) Planning scheme policy – open space.

⁸² Guidance documents and lists under the Planning scheme policy – landscape include the List of plant species, List of furniture and materials and Guidance document for landscape documentation.

Performance outcomes	Acceptable outcomes
Elements in public roads – awnings and street furniture	
PO43 Where required or proposed, footpath awnings (attached or detached): (a) provide high quality pedestrian amenity and visual amenity; and (b) integrate with existing adjoining structures and public realm character; and (c) do not diminish the significant character and value of heritage buildings; and (d) are durable; and (e) do not provide unnecessary obstructions or safety risks in the streetscape.	AO43 Where required or proposed, footpath awnings: (a) are designed to be consistent with, and make a positive visual contribution to, the streetscape; and (b) have a height from the footpath to the underside of the awning that is: (i) between 3 metres and 4 metres; or (ii) the same or similar to an existing adjoining awning; and (c) are setback a minimum of 300mm from the kerb; and (d) the awning width complies with either of the following: (i) if the distance between the site boundary and the kerb is less than 3.3 metres, the awning extends from the site boundary to 300mm from the kerb; or (ii) if the distance between the site boundary and the kerb is 3.3 metres or more, the awning extends at least 3 metres from the property boundary; and (e) extend for the full length of the road frontage/s; and (f) have a continuous lining or soffit; and (g) is constructed of non-combustible materials; and (h) is constructed of weather proof materials and drained to avoid water dripping onto or flowing over the footpath; and (i) is constructed of materials that are durable, easily maintained, do not easily stain, discolour or deteriorate; and (j) has a fascia depth of not more than 600mm; and (k) is of a cantilever design without structural support posts; and (l) where necessary, incorporate street lighting into the design; and (m) provide under awning lighting to illuminate the footpath at night; and (n) if posts are proposed, they are non-load bearing and ornamental to match the existing or intended character of the building or streetscape.

Performance outcomes	Acceptable outcomes
PO44 Streetscapes are designed to: (a) reinforce the sense of identity, character and usability of the street and local area; and (b) ensure street elements achieve visual cohesion, order and richness without being cluttered; and (c) minimise maintenance and lifecycle costs; and (d) provide a safe street environment for all users; and (e) create walkable streets and encourage active and public transport, where appropriate given the hierarchy of a road.	AO44 Streetscapes, including footpaths, street furniture street trees, landscaping and other street elements, are designed in accordance with the requirements of Planning scheme policy – landscape, including all guidance documents and lists ⁸³ .
PO45 Cycle facilities or pathways, where provided, are designed to be: (a) connected to existing networks; and (b) convenient and safe; and (c) support all users, including, pedestrians, cyclist and users with disabilities and limited mobility.	AO45 Cycle facilities and pathways are designed in accordance with Planning scheme policy – cycle facilities and pathway design.
Crime prevention through environmental design	
PO46 Premises provide opportunities for informal surveillance of streets, pedestrian and bicycle routes, public open spaces and car parks.	AO46 Development provides: (a) pedestrian entrances and windows on all levels including ground level that overlook streets, pedestrian and bicycle routes, public open spaces and car parks; and (b) open or translucent fencing (such as pool-style fencing) along boundaries that adjoin existing or proposed useable open space; and (c) no blank building facade is presented to frontages facing streets, pedestrian and bicycle routes, public open spaces and car parks.
PO47 Buildings and street addresses in urban areas are easily identified.	No acceptable outcome prescribed.
PO48 Visibility is provided into stairwells, elevators, car parks, lobby entrances and bicycle parking facilities.	No acceptable outcome prescribed.

⁸³ Guidance documents and lists under the Planning scheme policy – landscape include the List of plant species, List of furniture and materials and Guidance document for landscape documentation.

Performance outcomes	Acceptable outcomes
PO49 Premises and their surrounds do not include: (a) 'blind' corners (including on stairs, in corridors or other situations where movement can be predicted); and (b) sudden changes of grade on pathways which reduces sightlines; and (c) concealment spots (unless they can be secured after hours); and (d) pedestrian tunnels, excepting that where unimpeded sightlines or the absence of concealment points cannot be reasonably achieved, equipment (such as security mirrors) and good lighting is provided to enhance visibility; and (e) potential concealment areas (i.e. dead-end alleys) are restricted or locked after hours; and (f) where a concealment spot is unavoidable, there are aids to visibility such as convex mirrors and good secure lighting; and (g) concealment spots such as: (i) dark areas adjacent to a main / designated pedestrian routes; and (ii) private dead-end laneways; and (iii) indentation in fencing or walls; and (iv) gaps in the streets such as entrances to interior courtyards and recessed doorways; and (v) areas that are isolated after dark are not located on the premises.	No acceptable outcome prescribed.
PO50 Building entrances: (a) are clearly defined; and (b) are well-lit and face the street; and (c) do not create concealment spots; and (d) provide clear sightlines from the building foyer so that occupants can see outside before leaving the building; and (e) have lobbies visible from the exterior; and (f) have staff entrances, if separate, which are well-lit and maximise opportunities for informal surveillance and for clear sightlines.	No acceptable outcome prescribed.

Performance outcomes	Acceptable outcomes
PO51 Landscaping is designed and maintained to provide informal surveillance and clear sight lines on access ways and to other public spaces.	AO51 Vulnerable premises ⁸⁴ provide landscaping designed to promote safety including: (a) planting which does not obscure doors and windows overlooking public spaces and isolated areas; and (b) shrubbery and low-level planting associated with footpaths which does not exceed 0.5 metres in height where abutting pavements; and (c) trees in vulnerable settings which do not have branches below 1.5 metres; and (d) hard landscaping elements such as low fencing and walls (below 1.2 metres) which guide pedestrians and vehicles along designated paths.
PO52 The design of premises provides for unimpeded sightlines, particularly along pedestrian and bicycle routes.	AO52 All barriers (including landscaping features) along pedestrian and bicycle routes are visually permeable (i.e. can be easily seen through to reduce concealment points).
PO53 Car parking areas are: (a) designed to optimise informal surveillance and illumination, and to minimise unlawful access; and (b) well-lit to enable visibility of all external edges and routes providing access to the car park; and (c) designed to minimise instances of large numbers of cars being co-located (over 100 cars in a single block). If more than 100 cars, more than one entry / exit point is provided so that the car park does not become an entrapment area.	No acceptable outcome prescribed.

⁸⁴

“Vulnerable Premises” means:

- activities such as (but not limited to) licensed premises (including taverns, hotels, entertainment venues, licensed clubs, off-premises bottle shops and nightclubs), large entertainment and recreational venues, large institutional uses (e.g. tertiary campuses, hospitals), schools, car parks (50 spaces and greater), public toilets, telephone booths and automatic teller machines;
- premises of agencies used in maintaining social order including police stations, security firms, offices of members of parliament;
- any activity that generates people movement or use at times when there are less than normal business hour levels of formal and/or informal surveillance;
- any activity operating at night-time (after 9:00pm) or over a 24 hour period (eg. automatic teller machines, service stations, institutions or tertiary educational facilities);
- any large scale development considered to have wide ranging safety implications such as (but not limited to) major shopping centres.

Performance outcomes	Acceptable outcomes
PO54 Underpasses and overpasses are designed and located to reduce opportunities for crime, so that: (a) pedestrians are able to see what is in an underpass or tunnel and at the end of it before entering; and (b) signs at each end of an underpass indicate where it leads and an alternative route to use at night.	No acceptable outcome prescribed.
PO55 Underpasses are wide enough to accommodate both pedestrian and cycle traffic.	AO55 Underpass width complies with the provisions of AUSTRADS Guide to Traffic Engineering Practice Part 14- Bicycles.
PO56 The design and location of laneways and alleyways promotes community safety.	AO56.1 Laneways are straight and have more than one entrance.
	AO56.2 Unnecessary access to buildings from laneways is avoided.
PO57 Buildings contribute positively to the enhancement of public safety and security.	AO57.1 Ramps and elevator entrances are located in areas which are not isolated.
	AO57.2 Lifts are located within a secure entrance, and incorporate graffiti and vandal-resistant measures (i.e. a fully glazed and enclosed vestibule area at the exit to the lifts).
	AO57.3 Loading and storage areas are well-lit or can be locked after hours.
	AO57.4 Parking spaces are allocated near the building entry for employees working after hours.
	AO57.5 Enclosed or underground car parks can only be accessed from inside the building or through a security system.
	AO57.6 All windows, particularly those at street level, are secure without creating a ‘fortress-like’ appearance (i.e. avoid solid roller shutters or bars).

Performance outcomes	Acceptable outcomes
PO58 Lighting is provided which: (a) increases safety and security in and around the site; and (b) considers vegetation, in both its existing and mature forms, or other elements that may have the potential to block out light; and (c) illuminates inset spaces, access / egress routes car parking areas and signage; and (d) supports visibility for pedestrians, as well as road users.	AO58.1 Security lighting is consistent with <i>Australian Standard AS4282 The Control of Obtrusive Effects of Outdoor Lighting</i> .
	AO58.2 Lighting of pedestrian and bicycle movement routes, public spaces and outdoor signage in public spaces is consistent with <i>Australian Standard AS/NZS1158 Public Lighting Code</i> .
Operational work	
PO59 Development must comply with the application, design, and construction requirements of Planning scheme policy – operational works application and construction requirements.	AO59 No acceptable outcome prescribed.

Table 9.4.1.3.B – General development requirements code – minimum relevant vehicle size and car and bicycle parking rates

Note – Parking requirements must be calculated to one decimal place. Where the decimal place is equal to or greater than 0.1 the number is rounded up. For example:

- (i) Total = 12.5 (round up to 13); or
- (ii) Total = 15.1 (round up to 16).

Note – Relevant vehicle size is taken from Australian Standard AS/NZS2890 and are defined / abbreviated as follows:

- (i) B99 – Vehicles with physical dimensions at the 99.8th percentile of all cars, utes, light vans and 4 wheel drive vehicles
- (ii) SRV – Small rigid vehicle
- (iii) HRV – Heavy rigid vehicle
- (iv) AV – Articulated vehicle

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
All sites other than sites within the Mackay city centre local plan area			
Adult store	1 space per 25m ² of gross floor area.	- Car parks – B99 - Service area – demonstration of required vehicle	1 space per 250m ² of gross floor area.
Agricultural supplies store	1 space per 25m ² of gross floor area.	- Car parks – B99 - Service area/s – HRV	Not applicable.
Air services	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	- Car parks – B99 - Service area/s – HRV	Not applicable.
Animal husbandry	1 space per employee – full time equivalent (FTE); - provision for unloading and loading of goods including livestock within the site.	AV	Not applicable.
Animal keeping	1 space per employee (FTE); 1 space for every 10 animals able to be accommodated on the premises (minimum of 2 spaces).	- Car parks – B99 - Service area/s – SRV	Not applicable.
Aquaculture	1 space per employee (FTE); - provision for loading and unloading of goods within the site.	AV	Not applicable.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Bulk landscape supplies	1 space per 400m ² of site area.	- Car parks – B99 - Service area/s – HRV	No bicycle parking rate specified.
Car wash	1 space per 100m ² of gross floor area.	B99	No bicycle parking rate specified.
Caretaker's accommodation	1 covered space.	B99	Not applicable.
Cemetery	30 visitor spaces	- Car parks – B99 - Service area/s – SRV	No bicycle parking rate specified.
Childcare centre	1 space per employee (FTE); 1 space per 10 children able to be accommodated.	B99	1 space per 250m ² of gross floor area.
Club	1 space per 50m ² of gross floor area.	- Car parks – B99 - Service area – demonstration of required vehicle	1 space per 200m ² of gross floor area.
Community care centre	1 space per employee (FTE); 3 visitor spaces.	B99	No bicycle parking rate specified.
Community residence	2 spaces (including 1 space for resident support services).	B99	No bicycle parking rate specified.
Community use	1 space per 50m ² of gross floor area.	B99	1 space per 200m ² of gross floor area.
Correctional facility	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	- Car parks – B99 - Service area – demonstration of required vehicle	No bicycle parking rate specified.
Crematorium	1 space per employee (FTE); 1 space for every 3 people able to be accommodated in the funeral chapel, parlour or columbarium.	- Car parks – B99 - Service area/s – SRV	No bicycle parking rate specified.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Dual occupancy	2 spaces per dwelling unit (of which 1 space must be covered). Spaces may be in tandem for each dwelling unit.	B99	Not applicable.
Dwelling house	Car parking rate regulated by the Queensland Development Code.	Car parking dimensions regulated by the Queensland Development Code.	Not applicable.
Dwelling unit	1 space per unit containing 1 or 2 bedrooms; or 2 spaces per unit containing 3 or more bedrooms.	B99	Not applicable.
Educational establishment	- where involving a primary or secondary school: (i) 1 space per 10 students; and (ii) 1 space per employee (FTE); - where involving tertiary education: (i) 1 space per 5 students; and (ii) 0.5 spaces per employee (FTE).	- Car parks – B99 - Service area/s – HRV	- where involving a primary or secondary school, 1 space per 10 students; - where involving tertiary education, 1 space per 25 students.
Emergency services	1 space per employee (FTE) per shift; 3 visitor spaces.	- Car parks – B99 - Service area/s – demonstration of required vehicle	No bicycle parking rate specified.
Extractive industry	1 space per employee (FTE); 2 visitor spaces.	AV	No bicycle parking rate specified.
Food and drink outlet	- where located in a major centre, district centre or local centre – 1 space per 20m² of gross floor area; or - where not located within a centre – 1 space per 15m² of gross floor area.	- Car parks – B99 - Service area/s – SRV	1 space per 250m ² of gross floor area.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Function facility	1 space per 20m ² of gross floor area or 0.4 spaces per patron ⁸⁵ whichever is the greater.	- Car parks – B99 - Service area/s – SRV	No bicycle parking rate specified.
Funeral parlour	1 space per 20m² of gross floor area; 1 space per 3 chapel seats.	- Car parks – B99 - Service area/s – SRV	No bicycle parking rate specified.
Garden centre	1 space per 25m² of gross floor area of sales area; 1 space per 200m² of nursery site area.	- Car parks – B99 - Service area/s – SRV	No bicycle parking rate specified.
Hardware and trade supplies	1 space per 25m ² of gross floor area.	- Car parks – B99 - Service area/s – HRV	No bicycle parking rate specified.
Health care services	1 space per 20m ² of gross floor area.	B99	1 space per 250m ² of gross floor area.
High impact industry	1 space per 100m² of gross floor area; 1 heavy vehicle space per 5,500m² of total use area	- Car parks – B99 - Service area/s – AV	No bicycle parking rate specified.
Home-based business	- Where involving a use that does not involve visitation by customers / clients, 1 space⁸⁶; - where involving a home-based business other than bed and breakfast accommodation, 2 spaces⁸⁶; - where involving bed and breakfast accommodation, 1 space per guest bedroom⁸⁶.	B99	Not applicable.

⁸⁵ "Patron" includes any person who attends the facility for an event. Therefore, patrons can include spectators, delegates, sporting competitors, performers, officials, employees and other types of participants.

⁸⁶ The car parks required for home-based business are in addition to car parks associated with the principal dwelling house.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Hospital	• 0.25 spaces per bed; • 1 space per employee (FTE) per shift; • 1 emergency vehicle space per 50 beds.	• Car parks – B99 • Service area/s – demonstration of required vehicle	No bicycle parking rate specified.
Hotel	• 1 space per 25m² of licensed area; • 1 space per accommodation unit for the first 40 units and then 1 space per 2 accommodation units for the remainder; or • for a serviced unit containing kitchen and/or laundry facilities: (i) 1 space per unit containing 1 bedroom; or (ii) 1.5 spaces per unit containing 2 or more bedrooms. Note – In the case of a development that includes “dual key” units, each individual keyed unit is counted as one unit for the purposes of calculating car parking spaces (“dual key” means adjoining units that can function as 2 or more separate rooming units or can be joined together to form larger unit).	• Car parks – B99 • Service area/s – SRV	1 space per 250m ² of gross floor area of licensed area.
Indoor sport and recreation	• Generally: (a) 1 space per 15m²; (b) 1 space per employee (FTE) (c) 1 bus space; • Where involving: (a) bowling alley, 4 spaces per lane.	• Car parks – B99 • Service area/s – demonstration of required vehicle	1 space per 250m ² of gross floor area.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Intensive animal industry	• 1 space per employee (FTE); • provision for loading and unloading of goods / livestock.	• Car parks – B99 • Service area/s – demonstration of required vehicle	Not applicable.
Intensive horticulture	• 1 space per employee (FTE); • provision for loading and unloading of goods.	• Car parks – B99 • Service area/s – demonstration of required vehicle	Not applicable.
Low impact industry	• 1 space per 25m² of gross floor area; • 1 heavy vehicle space per 2,000m² of total use area.	• Car parks – B99 • Service area/s – HRV	1 space per 250m ² of gross floor area.
Major sport, recreation and entertainment facility	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	• Car parks – B99 • Service area/s – demonstration of required vehicle	No bicycle parking rate specified.
Marine industry	• 1 space per employee (FTE); • 1 visitor space for each activity on the premises (minimum of 5 spaces); • 1 space per 400m² gross floor area of warehouse space; • provision for loading and unloading of goods.	• Car parks – B99 • Service area/s – demonstration of required vehicle	No bicycle parking rate specified.
Market	8 spaces per 100m ² of stall area.	• Car parks – B99 • Service area/s – SRV	No bicycle parking rate specified.
Medium impact industry	• 1 space per 100m² of gross floor area; • 1 heavy vehicle space per 2,000m² of total use area.	• Car parks – B99 • Service area/s – HRV	No bicycle parking rate specified.
Motor sport facility	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	• Car parks – B99 • Service area/s – demonstration of required vehicle	No bicycle parking rate specified.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Multiple dwelling	1 space per unit containing 1 or 2 bedrooms; or 1.5 spaces per unit containing 3 or more bedrooms; 0.2 visitor spaces per unit.	B99	1 space per unit.
Nightclub entertainment facility	1 space per 25m ² of gross floor area.	- Car parks – B99 - Service area/s – SRV	No bicycle parking rate specified.
Office	1 space per 30m ² of gross floor area.	B99	1 space per 250m ² of gross floor area.
Outdoor sales	1 space per 400m ² of site area.	- Car parks – B99 - Service area/s – AV	No bicycle parking rate specified.
Outdoor sport and recreation	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	- Car parks – B99 - Service area/s – demonstration of required vehicle	No bicycle parking rate specified.
Place of worship	1 space per 6 seats.	B99	No bicycle parking rate specified.
Port service	- Where involving a marina: 1 space per employee (FTE); 1 space for each wet berth; - spaces for ancillary activities at rates equivalent to that required for the type of use specified in this table; - provision for loading and unloading of goods.	- Car parks – B99 - Service area/s – demonstration of required vehicle	No bicycle parking rate specified.
Relocatable home park	1 space per relocatable home; 0.25 visitor spaces per relocatable home.	B99	No bicycle parking rate specified.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Renewable energy facility	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	HRV	No bicycle parking rate specified.
Research and technology industry	• 1 space per 25m² of gross floor area; • 1 heavy vehicle space per 2,000m² of total use area.	• Car parks – B99 • Service area/s – HRV	No bicycle parking rate specified.
Residential care facility	• 1 space per 6 nursing home beds; • 1 visitor space per 4 nursing home beds; • 1 bus parking area/emergency vehicle parking / drop off area (located to provide optimum access to all units/beds).	• Car parks – B99 • Service area/s – SRV	No bicycle parking rate specified.
Resort complex	• where located on the mainland: • 0.5 spaces per employee (FTE); • 1 space per accommodation unit for the first 30 units and then 1 space per 2 accommodation units for the remainder. Note – In the case of a development that includes “dual key” units, each individual keyed unit is counted as one unit for the purposes of calculating car parking spaces (“dual key” means adjoining units that can function as 2 or more separate rooming units or can be joined together to form larger unit).	• Car parks – B99 • Service area/s – demonstration of required vehicle	No bicycle parking rate specified.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Retirement facility	• 0.25 spaces per rooming accommodation type rooming unit; • 1 covered space per self-contained unit; • 0.25 visitor spaces per rooming unit or self-contained unit; • 1 bus parking area / emergency vehicle parking/drop off area (located to provide optimum access to all units/beds).	• Car parks – B99 • Service area/s – SRV	No bicycle parking rate specified.
Roadside stall	Minimum of 3 spaces.	B99	No bicycle parking rate specified.
Rooming accommodation	• 0.5 spaces per unit; • 0.25 visitor spaces per unit; • 1 space for an on-site manager (if applicable).	B99	No bicycle parking rate specified.
Rural industry	• 1 space per employee (FTE); • 2 visitor spaces; • provision for loading and unloading of goods.	• Car parks – B99 • Service area/s – demonstration of required vehicle	No bicycle parking rate specified.
Rural workers accommodation	1 covered space.	B99	Not applicable.
Sales office	• 1 space per employee (FTE); • 2 visitor spaces per sales office / display dwelling.	B99	No bicycle parking rate specified.
Service industry	1 space per 25m ² of gross floor area.	• Car parks – B99 • Service area/s – SRV	1 space per 250m ² of gross floor area.
Service station	• 1 space per 25m² of gross floor area for the shop/food and drink outlet component; • 4 spaces per car repair bay if containing a car repair workshop.	• Car parks – B99 • Service area/s – AV	1 space per 250m ² of gross floor area.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Shop	- where located in a major centre, district centre or local centre – 1 space per 20m² of gross floor area. - where not located within a centre – 1 space per 15m² of gross floor area.	- Car parks – B99 - Service area/s – demonstration of required vehicle	1 space per 250m ² of gross floor area.
Shopping centre	1 space per 20m ² of gross floor area.	- Car parks – B99 - Service area/s – demonstration of required vehicle	1 space per 250m ² of gross floor area.
Short-term accommodation	0.5 spaces per employee (FTE); and 1 space per accommodation unit for the first 40 units and then 1 space per 2 accommodation units for the remainder; or - for a serviced unit containing kitchen and/or laundry facilities: (iii) 1 space per unit containing 1 or 2 bedrooms; or (iv) 1.5 spaces per unit containing 3 or more bedrooms; or - for a farm stay, 1 space per accommodation room. Note – In the case of a development that includes “dual key” units, each individual keyed unit is counted as one unit for the purposes of calculating car parking spaces (“dual key” means adjoining units that can function as 2 or more separate rooming units or can be joined together to form larger unit).	- Car parks – B99 - Service area/s – SRV	No bicycle parking rate specified.
Showroom	1 space per 40m ² of gross floor area.	- Car parks – B99 - Service area/s – AV	1 space per 250m ² of gross floor area.

Use	Car parking rate	Relevant vehicle size	Bicycle parking rate
Special industry	• 1 space per 100m² of gross floor area; • 1 heavy vehicle space per 2,000m² of total use area.	• Car parks – B99 • Service area/s – AV	No bicycle parking rate specified.
Substation	1 space per 25m ² of gross floor area.	• Car parks – B99 • Service area/s – demonstration of required vehicle	Not applicable.
Telecommunications facility	1 space.	• Car parks – B99 • Service area/s – demonstration of required vehicle	Not applicable.
Theatre	1 space per 25m ² of gross floor area.	• Car parks – B99 • Service area/s – SRV	1 space per 250m ² of gross floor area.
Tourist attraction	Sufficient spaces are provided to accommodate the amount of vehicular traffic likely to be generated by the use.	• Car parks – B99 • Service area/s – demonstration of required vehicle	No bicycle parking rate specified.
Tourist park	• 1 space per caravan site, campsite or holiday cabin; • 0.25 visitor spaces per caravan site or campsite or holiday cabin (to be located near kiosk/reception area).	• Minimum area – 14m² • Minimum dimensions – 3 metres x 5.5 metres • Minimum turning radius – 5.7 metres	No bicycle parking rate specified.
Transport depot	• 1 space per employee (FTE); • 1 space per 100m² of gross floor area; • 1 visitor space per 15m² gross floor area of office space (minimum of 2 spaces).	• Car parks – B99 • Service area/s – AV	No bicycle parking rate specified.
Veterinary service	1 space per 25m ² of gross floor area.	• Car parks – B99 • Other area/s – SRV	No bicycle parking rate specified.
Warehouse	• 1 space per 100m² of gross floor area;	• Car parks – B99 • Other area/s – HRV	No bicycle parking rate specified.

	1 heavy vehicle space per 2,000m² of total use area.		
Wholesale nursery	1 space per 100m ² of site area.	- Car parks – B99 - Other area/s – HRV	No bicycle parking rate specified.
Workforce accommodation	1 space per unit.	B99	No bicycle parking rate specified.
All sites within the Mackay city centre local plan area			
Certain uses	Refer to Table 7.2.1.3.B in the Mackay city centre local plan (Part 7)	Refer to Table 7.2.1.3.B in the Mackay city centre local plan (Part 7)	Refer to Table 7.2.1.3.B in the Mackay city centre local plan (Part 7)

9.4.2 Healthy waters code

9.4.2.1 Application

This code applies to assessing development where the Healthy waters code is identified as applicable in the tables of assessment.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.2.2 Purpose

- (1) The purpose of the Healthy waters code is to ensure that development including community infrastructure is planned, designed, constructed and operated to manage stormwater and waste water in ways that help protect the water environmental values specified in the *Environmental Protection (Water and Wetland Biodiversity) Policy 2019* (EP water and wetland biodiversity policy).
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) adverse impacts arising from altered stormwater quality and flow are avoided or minimised by providing stormwater management systems and infrastructure for development and construction activities in accordance with acceptable design objectives; and
 - (b) stormwater management systems and infrastructure are designed and constructed to enhance biodiversity, landscape and recreational values and to achieve acceptable maintenance, renewal and adaption costs; and
 - (c) impacts of waste water discharge are avoided or minimised; and
 - (d) constructed lakes are avoided unless they address an overriding public need and can demonstrate significant benefit in terms of aesthetics, recreation, flooding and water quality, can be sustainably funded and maintained, and can demonstrate that they avoid or minimise environmental impacts.

9.4.2.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.4.2.3.A – Healthy waters code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Urban stormwater quality management	
PO1 Development appropriately manages stormwater quality to: (a) meet the water quality objectives and avoid or minimise impacts on environmental values for Queensland waters in accordance with the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i> and/or local classifications; and (b) ensure the entry of contaminants into, and transport of contaminants, in stormwater is avoided or minimised.	AO1.1 Development identified as medium risk in Table 9.4.2.3.B implements alternative management measures for stormwater management as defined in the Planning scheme policy – healthy waters, or otherwise meet applicable post-construction phase stormwater management design objectives.
	AO1.2 Development identified as high risk in Table 9.4.2.3.B provides a site stormwater quality management plan (SQMP) that details stormwater management measures which demonstrate the following: (a) achievement of the applicable post-construction phase stormwater quality management design objectives as detailed in the Planning scheme policy – healthy waters; and (b) consistency with any local area stormwater or catchment management planning; and (c) compatibility of the development layout and stormwater management system with land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil⁸⁷, and rainfall erosivity.
PO2 Treatment systems for stormwater quality management are to be designed to: (a) be vegetated and use natural materials to the greatest extent practicable; and (b) integrate into the development, form part of the vegetated landscape, enhance biodiversity and landscape benefits and minimise health and, safety hazards.	AO2.1 Vegetated stormwater management systems are designed in accordance with the Planning scheme policy – healthy waters and following the guidance provided by the technical design guideline published by <i>Healthy Land and Water, Water by Design</i> for the system type.
	AO2.2 Stormwater treatments systems, apart from primary treatment devices, which are located on public land must be vegetated and use natural non-proprietary materials which can be readily sourced or created locally to meet industry standard specifications (e.g. <i>Healthy Land and Water, Water by Design</i> guidelines).

⁸⁷

Measures should be consistent with the Queensland Acid Sulfate Soil Technical Manual.

Performance outcomes	Acceptable outcomes
	AO2.3 Proprietary devices or products for the treatment of nutrients in stormwater runoff are: (a) not accepted on public land; and (b) only considered for use as private infrastructure where: (i) the device is approved and certified through the <i>Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP)</i> of Stormwater Australia; and (ii) used in developments for Multiple dwellings (>60 dwellings/ha), Centre activities or Industry activities; and (iii) the site is constrained in such a way that at-source and end-of-line bioretention is not practicable based on the <i>Concept Design Guidelines for Water Sensitive Urban Design</i> (Healthy Waterways, 2009).
PO3 Vegetated stormwater management systems to be dedicated as public assets are designed to minimise maintenance, renewal and adaption costs and the requirement for specialised equipment, material or maintenance techniques.	AO3.1 Treatment systems are designed for maintenance in accordance with the Planning scheme policy – healthy waters
PO4 Vegetated stormwater management systems to be dedicated as public assets are established and maintained during the maintenance period to ensure optimal vegetated growth and that the functional elements of the system achieve the design function at the end of the maintenance period.	AO4.1 Establishment, maintenance and bonding of stormwater management systems is undertaken in accordance with the Planning scheme policy – healthy waters
	AO4.2 Construction timing is co-ordinated with civil and other landscape works to minimise risks to stormwater infrastructure and the environment
Hydrology and waterway stability	
PO5 Waterways, watercourses, wetlands and drainage lines⁸⁸ which either pass through or are located downstream of development are protected and enhanced through the adoption of water sensitive urban design principles which achieve: (a) protection and enhancement of existing drainage and landscape features and ecologically important areas of terrestrial and aquatic habitat; (b) protection of bed and bank stability of existing unlined, non-tidal drainage lines;	AO5.1 Existing waterways and wetlands are protected and enhanced using landscape features, plant species and habitat types complementary to the local context, and buffers are provided consistent with the Biodiversity overlay code.
	AO5.2 Development classified as high risk in accordance with Table 9.4.2.3.B prevents increased channel bed and bank erosion in unlined, non-tidal channels and waterways by incorporating stormwater management measures to mitigate discharges to achieve the waterway

⁸⁸ Including any mapped waterway or wetland in the overlay mapping, any waterway under the *Fisheries Act 1994*, watercourse under the *Water Act 2000*, or Wetland as defined in the *Environmental Protection Regulation 2019* and any drainage lines not captured under the above.

Performance outcomes	Acceptable outcomes
(c) passive recreation values and landscape amenity; and (d) adoption of natural channel design principles within new or modified drainage features.	stability design objectives specified in Planning scheme policy – healthy waters.
	AO5.3 All stormwater outlets to waterways, creeks and drainage paths are aligned at a maximum of 45° to the downstream direction of flow and energy dissipation measures installed to minimise scour.
	AO5.4 The design and construction of new drainage channels or the rehabilitation of existing drainage lines are in accordance with the Natural Channel Design principles specified in Planning scheme policy – healthy waters, having regard to local topography, geology and geomorphology.
	AO5.5 The design and construction of new stormwater outfalls and drainage channels must not compromise the recreation function of open space. Design is to occur in accordance with Planning scheme policy – healthy waters, with careful consideration of how stormwater outfall and drainage channels are located to integrate with and not encumber recreation areas.
Erosion and sediment control	
PO6 Erosion and sediment control measures are provided for the construction phase of the development which minimise adverse impacts on stormwater quality.	AO6.1 An erosion and sediment control plan (ESCP) is provided and demonstrates that the works can achieve the construction-phase stormwater management design objectives in Planning scheme policy – healthy waters for: (a) drainage control; and (b) erosion control; and (c) sediment control; and (d) water quality outcomes.
	AO6.2 Erosion and sediment controls are implemented, maintained and adapted throughout construction and until all site surfaces have been stabilised, in order to achieve compliance with the construction-phase stormwater management design objectives in Planning scheme policy – healthy waters.

Performance outcomes	Acceptable outcomes
Development involving the discharge of waste water⁸⁹	
P07 Development does not discharge wastewater to receiving waters or areas external to the site unless demonstrated to be the best-practice environmental management for that site and takes into consideration: (a) the applicable water quality objectives for the receiving waters; and (b) the potential adverse impact on ecosystem health of receiving waters.	A07.1 Wastewater (non-sewage) generated from the development is collected and contained on-site, and is: (a) lawfully disposed to sewer; or (b) transferred off-site for treatment / disposal to an appropriately licenced facility; or (c) reused on-site in a closed-cycle irrigation scheme, industrial processes, washing or cleaning or other purpose; or (d) treated to meet the water quality objectives which correspond to the environmental values of the receiving water, prior to release.
	A07.2 An onsite effluent system and disposal area is: (a) not located on a slope greater than 1 in 10 (10%); and (b) not located at or below the 1% annual exceedance probability (AEP flood event); and (c) not located within a riparian buffer area mapped on a Biodiversity overlay map.
Constructed lakes	
P08 New constructed lakes which are proposed to be dedicated as public assets are to be avoided unless it can be demonstrated that the lake: (a) addresses an overriding need in the public interest; and (b) adds significant value, in terms of: (i) amenity including aesthetics, landscaping, and recreation; and (ii) flood management; or (iii) stormwater harvesting as part of an integrated water cycle management plan; or (iv) aquatic habitat; and (c) can be located: (i) outside natural waterways, wetlands and biodiversity areas and any associated buffer areas; and (ii) to avoid altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas. Note – Information contained in Planning Scheme Policy – constructed lakes may assist in demonstrating compliance with this performance outcome.	No acceptable outcome is prescribed.

⁸⁹ The discharge of wastewater includes any activity involving the discharge of wastewater to any location other than a reticulated sewerage system. Wastewater being released to a reticulated sewerage system must be appropriately treated to meet the service provider's requirements for the release to the sewerage system. Development involving wastewater discharge should follow the management hierarchy for surface or groundwater as outlined in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.

Performance outcomes	Acceptable outcomes
PO9 Constructed lakes (proposed as either public or private assets) are designed to: (a) meet the water quality objectives and avoid or minimise impacts on environmental values for Queensland waters, both within the lake and in downstream waterways in accordance with the <i>Environmental Protection (Water and Wetland Biodiversity) Policy 2019</i> and/or local classifications; and (b) minimise maintenance and decommissioning costs and the requirement for specialised maintenance equipment and techniques; and (c) not be used as stormwater quality treatment devices; and (d) support landscape, passive recreation and ecological values; and (e) not pose a health, safety or aesthetic risk.	AO9.1 The constructed lake is designed in accordance with the Planning scheme policy – constructed lakes.
	AO9.2 A detailed maintenance plan is prepared for the constructed lake which identifies how typical lake management issues will be addressed, including maintenance schedules, specifications and costs.
	AO9.3 A detailed maintenance and decommissioning costing is prepared for the project life and financial assurances are provided by the proponent (through an established sinking fund) to provide for maintenance for the project life and, if required, decommissioning.
	AO9.4 Stormwater discharges achieve the stormwater quality design objectives specified in Planning Scheme Policy Healthy waters, prior to entering the constructed lake.

Table 9.4.2.3.B – Healthy waters code – development risk classification

Risk classification	Criteria
High	Either: (a) a material change of use for urban purposes that involves a land area equal to or greater than 2,500m ² that will result in the development of: (i) an impervious area greater than 25% of the net developable area; or (ii) 6 or more dwellings or 6 or more lots; or (b) reconfiguring a lot for urban purposes that involves a land area equal to or greater than 2,500m ² and will result in 6 or more lots or that provides 6 or more dwellings.
Medium	A material change of use for urban purposes that involves a land area between 1,000m ² and 2,500m ² that will result in an impervious area greater than 25% of the net developable area; involving: (a) a centre activity; or (b) an industry activity.
Low	Low-risk development is all development that falls below high and medium-risk development thresholds.

9.4.3 Reconfiguring a lot code

9.4.3.1 Application

This code applies to assessing reconfiguring a lot development.

When using this code, reference should be made to section 5.3.2 and, where applicable, section 5.3.3 located in Part 5.

9.4.3.2 Purpose

- (1) The purpose of the Reconfiguring a lot code is to ensure that reconfiguring a lot development provides:
 - (a) diverse, accessible, sustainable and liveable residential neighbourhoods; and
 - (b) accessible and efficiently serviced industrial areas; and
 - (c) lots with high levels of usability and amenity for the intended use.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) reconfigured lots creating new residential neighbourhoods, or extending / infilling existing residential neighbourhoods:
 - (i) enable a diversity of land uses and dwelling products; and
 - (ii) provide high levels of connectivity for vehicles, public transport, cyclists and pedestrians; and
 - (iii) physically and visually integrate with surrounding neighbourhoods; and
 - (iv) provide an integrated network of open space corridors and areas; and
 - (v) provide high quality amenity and a strong sense of identity; and
 - (b) reconfigured lots creating new industrial areas, or extending / infilling existing industrial areas provide:
 - (i) a connective access network suitable for industrial traffic; and
 - (ii) highly usable lots suitable for a range of industrial uses; and
 - (c) lots are efficiently serviced by all forms of infrastructure including trunk infrastructure; and
 - (d) lots are accessible, have a size and dimensions appropriate to the intended use, maintain the amenity of adjoining lots and the surrounding area and enhance the functionality of adjoining roads and existing buildings.

9.4.3.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 9.4.3.3.A – Reconfiguring a lot code – assessable development

Performance outcomes	Acceptable outcomes
For assessable development	
Neighbourhood design and access network – residential neighbourhoods	
PO1 The reconfigured lots achieve / provide for the outcomes sought by: (a) the relevant zone code; and (b) any relevant local plan; and (c) any approved development framework plan; and (d) road hierarchy overlay; and (e) Planning scheme policy – open space; and (f) trunk infrastructure in accordance with the local government infrastructure plan.	AO1 No acceptable outcome prescribed.
PO2 Reconfiguring a lot primarily for the purpose of facilitating residential development within the Emerging community zone, Low density residential zone, Medium density residential zone or High density residential zone: (a) where involving medium to large scale development (developments creating 15 or more additional lots), neighbourhoods characterised by the following are created: (i) a diversity of uses that are compatible with residential development, in order to promote neighbourhood self-containment for local functions; and (ii) a diversity of types of residential development including a good proportion of lots at higher densities, or lots intended to facilitate higher density residential development; and (iii) an access network that provides high levels of connectivity, public transport access and walkability; and (iv) integration with surrounding neighbourhoods; and (v) an integrated network of open space corridors and areas; and (vi) a high level of visual and general amenity and a strong sense of identity; or	AO2.1 Local centres, neighbourhood centres and community activities (particularly educational establishments, emergency services, childcare centres and community uses) are provided: (a) generally in accordance with the location identified in a relevant local plan and/or approved development framework plan; and (b) on a sub-arterial road or collector street at a central point in the neighbourhood. AO2.2 Reconfiguration of a lot developments within the Emerging community zone or Low density residential zone utilise land identified for urban development efficiently and achieve lot diversity through: (a) provision of a diverse mix of lot types; and (b) for developments involving the creation of 5 or more additional lots, a net dwelling density⁹⁰ of 12 dwellings per hectare is provided; and (c) for developments involving the creation of 50 or more additional lots a minimum of 15 percent of future dwellings at a higher density is provided for (through the creation of residential lots with an area of 500m² or less or the identification of sites for multiple dwelling activities / dual occupancies).

⁹⁰ “Net dwelling density” is defined in Schedule 1.

Performance outcomes	Acceptable outcomes
(b) where involving a smaller scale neighbourhood extension or infill development (developments creating 14 or less additional lots), the development: (i) achieves the characteristics listed in (a); or (ii) contributes towards achieving the characteristics listed in (a) over the surrounding area; and (c) ensures cul-de-sacs provide connectivity and permeability, particularly for pedestrian and cycling movement, within neighbourhoods and do not create dead-ends within neighbourhoods.	AO2.3 Where provided, higher density residential development is located within one or a combination of the following: (a) 1.5 kilometres of land zoned Principal centre; or (b) 800 metres of land zoned Major centre or District centre; or (c) 800 metres of the CQ University campus, Base Hospital or Mater Hospital; or (d) 400 metres of land zoned Local centre; or (e) 200 metres of an existing centre activity of community activity; or (f) 200 metres of an existing public transport route or usable open space.
	AO2.4 The street network: (a) is based on a legible hierarchical pattern that promotes ease of orientation, way-finding and movement for vehicles, cyclists and pedestrians; and (b) includes a centralised and efficient public transport route/s through the site; and (c) responds to topography and minimise the need for earthworks; and (d) aligns with vistas to prominent natural or built form landmarks within, or visible from the site; and (e) adjoins open space corridors and areas; and (f) avoids areas of ecological significance.
	AO2.5 The alignment of public transport routes are designed so that 90% of lots are within 400 metres of a public transport route.
	AO2.6 New roads connect with discontinued roads adjoining the site.
	AO2.7 Street lengths between intersections ('T' intersections, 4-way intersections or other types of intersections) do not extend for more than 200 metres.
	AO2.8 Streets are designed and constructed in accordance with: (a) Planning scheme policy – geometric road design; and (b) Planning scheme policy – pavement design; and (c) Council's standard cross sections; and (d) Planning scheme policy – landscape.

Performance outcomes	Acceptable outcomes
	AO2.9 Cul-de-sacs are only provided if they comply with the following: (a) provide connectivity, particularly for pedestrian and cycling movement, within the neighbourhood; and (b) at the end of the cul-de-sac, connections with a direct line of sight are provided to the through-streets for pedestrians and cyclists; and (c) maximum cul-de-sac length is 150 metres; and (d) the end of the cul-de-sac is visible from its entrance.
	AO2.10 In reconfiguration of a lot developments involving the creation of more than 50 additional lots, the majority of lots with an area of less than 300m² have a primary road frontage and frontage to a rear laneway. The rear laneway: (a) is provided as a through road, not a cul-de-sac; and (b) provides vehicle access to residential lots.
	AO2.11 A network of pedestrian and bicycle routes: (a) is provided along streets in accordance with Council's standard road cross-sections; and (b) is provided along open space corridors; and (c) connects key focal points in the local area such as centres, community activities, public transport interchanges and open spaces; and (d) provides linkages to important focal points beyond the local area, and contributes toward the provision of regional pedestrian and bicycle routes; (e) is provided in accordance with Planning scheme policy – cycle facilities and pathway design.
	AO2.12 Open space corridors and areas are provided: (a) in accordance with Planning scheme policy - open space; and (b) to ensure natural drainage lines are protected in public ownership.

Performance outcomes	Acceptable outcomes
Access network – industrial areas	
P03 Reconfiguring a lot primarily for the purpose of facilitating industrial development provide: (a) an access network: (i) with high levels of connectivity within the site and external to the site; and (ii) that is suitable for use by heavy and general vehicles; and (b) regular shaped lots with an area and dimensions suitable for the intended industrial use.	AO3.1 The street network: (a) is based on a legible hierarchical pattern; and (b) facilitates a centralised and efficient public transport route/s.
	AO3.2 New roads connect with discontinued roads adjoining the site.
	AO3.3 Streets are designed in accordance with: (a) Planning scheme policy – geometric road design; and (b) Planning scheme policy – pavement design; and (c) Council’s standard cross sections.
	AO3.4 Cul-de-sacs are avoided in industrial areas.
	AO3.5 A network of pedestrian and bicycle routes are provided along streets throughout the industrial area in accordance with Council’s standard cross sections and Planning scheme policy – cycle facilities and pathway design.
Infrastructure services	
P04 Reconfigured lots are serviced by all forms of available infrastructure: (a) in an economically efficient manner; and (b) with minimal environmental impacts.	No acceptable outcome prescribed.
P05 Reticulated utility infrastructure is provided along public roads, public reserves and other forms of publicly owned land, rather than within privately owned lots.	No acceptable outcome prescribed.
P06 Development provides for: (a) underground electricity services in greenfield estates; or (b) a transition to underground electricity services in areas currently serviced by overhead electricity services.	AO6.1 Development in the Emerging community zone is serviced by underground electricity services.
	AO6.2 Development in areas currently serviced by overhead electricity infrastructure involving the creation of a new public road/s, provide underground electricity services to the new lots.

Performance outcomes	Acceptable outcomes
Lot design	
PO7 Lots gain direct access by having a frontage/s to: (a) a public road that is constructed to Council standards; or (b) common property, created through community management statement, which provides access to a public road that is constructed to Council standards.	A07.1 Lots, other than lots created through a community management statement or building format plan of survey: (a) have a frontage/s, and therefore direct access, to a public road constructed in accordance with Planning Scheme Policy – geometric road design; and (b) do not gain access by an access easement or any other shared access arrangements.
	A07.2 Lots created through a community management statement have a frontage to a: (a) public road constructed in accordance with Planning Scheme Policy – geometric road design; or (b) shared sealed driveway on common property which provides access to a public road constructed in accordance with Planning Scheme Policy – geometric road design.
PO8 Each lot complies with the following elements identified in Table 9.4.3.3.B: (a) minimum lot size; and (b) maximum average lot size; and (c) maximum lot size; and (d) minimum frontage width.	No acceptable outcome prescribed.
PO9 Lots intended for publicly accessible open space and/or sport and recreation facilities are located and designed to: (a) be highly accessible and a centralised focal point of the surrounding neighbourhood; and (b) maximise casual surveillance into the area; and (c) minimise the boundaries that adjoin private property.	A09 Lots intended for publicly accessible open space and/or sport and recreation facilities is adjoined by a public road: (a) for not less than 50% of the total perimeter length (total of all boundaries); and (b) along at least two sides of the lot.
PO10 Rear residential lots ⁹¹ : (a) are limited to instances where they are necessary; and (b) contain a usable area that is suitable to accommodate the amenity of the area; and (c) provide adequate access to the usable area; and (d) maintains a high level of amenity for the lot, adjoining lots and the surrounding area.	A010.1 Reconfiguration proposals creating rear residential lots: (a) are necessitated by the intent to retain an existing building; and (b) do not create more than 1 rear residential lot.
	A010.2 The minimum area of the rear residential lot, excluding the access strip, complies with the relevant lot size provisions set out in Table 9.4.3.3.B.

⁹¹ Rear residential lots (also known as “battle-axe lots”) comprise a primary area and an ‘access strip’. Generally the access strip is the lot’s only street frontage.

Performance outcomes	Acceptable outcomes
	AO10.3 The access strip has: (a) direct frontage to a constructed public road; and (b) a minimum width of 5 metres.
	AO10.4 Landscaping strips, with a minimum width of 1 metre, are provided along both sides of the access strip.
PO11 Irregular shaped lots contain a usable area that: (a) is suitable to accommodate the intended use; and (b) enables the intended use to maintain the amenity of the surrounding area.	AO11 Each irregular shaped lot contains a rectangular shaped developable area that complies with the following elements identified in Table 9.4.3.3.C: (a) minimum area; and (b) minimum dimension.
PO12 Reconfigured lots containing an existing building/s: (a) avoid inappropriate boundary encroachment across the building; and (b) maintain appropriate setbacks, site cover and open space; and (c) maintains access; and (d) retains the building's services on the same lot.	AO12 Reconfigured lots containing an existing building must: (a) avoid the alignment of boundaries through an existing building, unless the boundary aligns with the common wall between attached, but independently constructed, buildings; and (b) comply with the relevant sections of the planning scheme and/or building legislation regarding: (i) setbacks; and (ii) site cover; and (iii) open space requirements; and (c) not compromise, restrict or prevent access between the building and constructed public road; and (d) not divorce the building from its car parking or other services required to be within the same lot.
PO13 Corner lots dedicate chord truncations to enhance the safety and functionality of the intersection for vehicles, cyclists and pedestrians.	AO13 Reconfigured lots involving a corner lot, result in the dedication of corner truncations in accordance with the following: (a) where the intersecting roads are an arterial road and/or sub-arterial road: (i) in accordance with the future requirements of the particular intersection (identified on upgrade plans or demonstrated in a report submitted with the application); or (ii) otherwise, a 10m^{x3} chord truncation; or (b) where the intersection includes a collector street or access street – 6m^{x3} chord truncation.

PO14 Lots created through a community management statement or building format plan of survey, provide for appropriate density and/or other development outcomes.	AO14 Lots created through a community management statement or building format plan of survey reflect an existing or approved development.
PO15 Reconfigured lots, where not resulting in an additional number of lots: (a) integrate with the character and amenity of the surrounding area; and (b) maintain or improve the utility and efficiency of the lot for the intended use; and (c) do not increase potential impacts or conflicts to adjoining uses or properties; and (d) achieve one or a combination of the following: (i) a lot boundary reflects natural features, infrastructure corridors or easements; or (ii) separation of uses or buildings; or (iii) resolution of boundary encroachment issues. Note – Development may satisfy the performance outcome through policy that facilitates the transfer of development rights as an acceptable outcome, where such a policy exists.	AO15.1 Reconfigured lots, where not resulting in an additional number of lots, achieve the relevant lot size and frontage width as identified in Table 9.4.3.3.B.
	AO15.2 Reconfigured lots, where not resulting in an additional number of lots, achieve one or a combination of the following: (a) the utility and efficiency of the lot/s for the intended use is improved; or (b) the alignment of the reconfigured boundary/ies reflects: (i) natural features such as watercourses, ridgelines or environmentally significant areas; or (ii) infrastructure corridors such as roads and electricity transmission lines; or (iii) easements; or (c) different uses or buildings are separated; or (d) boundary encroachment issues, where a house, structure or driveway / access way is built over a boundary line, are resolved.
	AO15.3 Reconfigured lots, where not resulting in an additional number of lots, on land within the Rural zone do not: (a) create: (i) lots equal to or greater than 200 hectares, unless all resultant lots have an area equal to or greater than 100 hectares; and (ii) lots that straddle a road reserve; and (b) increase potential conflict between rural and non-rural uses; and (c) encroach on or fragment productive agricultural land⁹².

⁹² As identified by the Agricultural land overlay mapping.

Performance outcomes	Acceptable outcomes
PO16 Where on-site wastewater treatment is required, the following is considered and addressed: (a) the number of existing on-site domestic water treatment plant systems in the locality; and (b) the soil type, land slope, hydrology and hydrogeology of the site and the locality; and (c) the proximity of the proposed system to surface waters and ground water; and (d) rainfall and other climatic conditions; and (e) the cumulative effect of the proposed and existing systems in the locality on water quality; and (f) any relevant ground water protection plan.	No acceptable outcome prescribed.

Table 9.4.3.3.B – Reconfiguring a lot code – lot size and frontage requirements

Minimum lot size	Maximum average lot size	Maximum lot size	Minimum frontage width
Emerging community zone and Industry investigation zone			
- in accordance with an approved development framework plan 100 hectares if not in accordance with an approved development framework plan	- in accordance with an approved development framework plan - NA if not in accordance with an approved development framework plan	- in accordance with an approved development framework plan - NA if not in accordance with an approved development framework plan	- in accordance with an approved development framework plan - NA if not in accordance with an approved development framework plan
High density residential zone			
1,500m ²	NA	NA	25 metres
High impact industry			
3,500m ²	NA	NA	35 metres
Low density residential zone			
400m ²	- for development creating 5 or more lots – 600m²; or - for development creating 4 or less lots – NA	NA	10 metres
Low impact industry zone			
2,500m ²	NA	NA	30 metres
Medium density residential zone – Low-medium density precinct (precinct no. MD1)			
300m² if the lot will be occupied by a dwelling house 600m² if the lot will be occupied by a dual occupancy 300m² per dwelling if the lot will be occupied by a multiple dwelling	NA	500m² if the lot will be occupied by a dwelling house 1,000m² if the lot will be occupied by a dual occupancy 500m² per dwelling if the lot will be occupied by a multiple dwelling	10 metres if the lot will be occupied by a dwelling house 15 metres if the lot will be occupied by a dual occupancy or multiple dwelling

Minimum lot size	Maximum average lot size	Maximum lot size	Minimum frontage width
Medium density residential zone – General medium density precinct (precinct no. MD2)			
• 200m² if the lot will be occupied by a dwelling house • 400m² if the lot will be occupied by a dual occupancy • 200m² per dwelling if the lot will be occupied by a multiple dwelling	NA	• 300m² if the lot will be occupied by a dwelling house • 600m² if the lot will be occupied by a dual occupancy • 300m² per dwelling if the lot will be occupied by a multiple dwelling	• 5 metres if the lot will be occupied by a dwelling house • 15 metres if the lot will be occupied by a dual occupancy or multiple dwelling
Medium density residential zone – Multi-storey medium density precinct (precinct no. MD3)			
1,000m ²	NA	NA	20 metres
Mixed use zone – Amenity and convenience precinct (precinct no. MX1)			
1,500m ²	NA	NA	25 metres
Rural zone			
100 hectares	NA	NA	NA
Rural residential zone			
1 hectare	NA	NA	60 metres
Township zone			
1,000m ² Note – refer to AO13.2 in the Township zone code for the minimum lot size for sites affected by identified development constraints.	NA	NA	20 metres
Community facilities zone, Conservation zone, District centre zone, Local centre zone, Major centre zone, Mixed use zone - Fringe commercial precinct (precinct no. MX2), Neighbourhood centre zone, Open space zone, Principal centre zone, Special purpose zone, Specialised centre zone, Sport and recreation zone, Tourism zone			
NA - subject to requirements of intended use			

Table 9.4.3.3.C – Reconfiguring a lot code – size and dimension requirements for rectangles within irregular shaped lots

Minimum area of rectangle within lot	Minimum dimension of rectangle within lot
Emerging community zone and Industry investigation zone	
1 hectare	100 metres
High density residential zone	
1,100m ²	20 metres
High impact industry	
1,500m ²	30 metres
Low density residential zone	
250m ²	10 metres
Low impact industry zone	
1,000m ²	25 metres
Medium density residential zone – Low-medium density precinct (precinct no. MD1)	
• 250m² if the lot will be occupied by a dwelling house • 300m² if the lot will be occupied by a dual occupancy • 450m² per dwelling if the lot will be occupied by a multiple dwelling	• 10 metres if the lot will be occupied by a dwelling house • 15 metres if the lot will be occupied by a dual occupancy or multiple dwelling
Medium density residential zone – General medium density precinct (precinct no. MD2)	
• 170m² if the lot will be occupied by a dwelling house • 300m² if the lot will be occupied by a dual occupancy • 450m² per dwelling if the lot will be occupied by a multiple dwelling	• 5 metres if the lot will be occupied by a dwelling house • 15 metres if the lot will be occupied by a dual occupancy or multiple dwelling
Medium density residential zone – Multi-storey medium density precinct (precinct no. MD3)	
750m ²	16 metres
Rural zone	
1 hectare	100 metres
Rural residential zone	
4,000m ²	40 metres
Township zone	
800m ²	18 metres
Community facilities zone, Conservation zone, District centre zone, Local centre zone, Major centre zone, Open space zone, Principal centre zone, Special purpose zone, Specialised centre zone, Sport and recreation zone, Tourism zone	
NA - subject to requirements of intended use	

Part 10 Other plans

10.1 Land use plans under the Transport Infrastructure Act 1994

There are two sea ports within the Mackay Region local government area that contain Strategic Port Land as defined by the *Transport Infrastructure Act 1994*. These are:

- Port of Mackay
- Port of Hay Point

The relevant port authority in control of both of these ports is North Queensland Bulk Ports Corporation (NQBPC).

Section 285 of the *Transport Infrastructure Act 1994* requires NQBPC to prepare a land use plan to facilitate management and assessment of development on Strategic Port Land. The land use plan must be approved by the Minister of Transport prior to gazettal.

The Port of Mackay Land Use Plan is dated November 2009.

The Port of Hay Point Land Use Plan is dated April 2010 (approved by the Minister for Transport on the 5th July 2010).

Schedule SC2.3 of this planning scheme identifies strategic port land at the Port of Mackay and Port of Hay Point and does not apply a zone over these areas. Development on strategic port land is beyond the jurisdiction of the Mackay Region Planning Scheme. Development on strategic port land is assessed against the relevant port land use plan, with NQBPC being the assessment manager.

10.2 Land use plan under the Airport Assets (Restructuring and Disposal) Act 2008

Section 35 of the *Airport Assets (Restructuring and Disposal) Act 2008* requires the Airport Lessee to prepare a land use plan over land at Mackay Airport defined in Schedule 1 as “airport land”. North Queensland Airports is the Airport Lessee for Mackay Airport.

The land use plan must be approved by the Planning Minister prior to gazettal.

The Mackay Airport Land Use Plan is dated September 2022.

Schedule SC2.3 of this planning scheme identifies airport land and does not apply a zone over this area. Development on airport land is beyond the jurisdiction of the Mackay Region Planning Scheme. Development on airport land is assessed against the Mackay Airport Land Use Plan, with North Queensland Airports being the assessment manager.

10.3 Priority Development Area under the Economic Development Act 2012

Under the *Economic Development Act 2012*, there are two declared Priority Development Areas within the Mackay Region local government area:

- Andergrove Priority Development Area (Woodlands residential estate); and
- Mackay Waterfront Priority Development Area

Chapter 3, Part 3 of the *Economic Development Act 2012* requires the preparation of development schemes for priority development areas.

Andergrove Priority Development Area

Development of the Woodlands residential estate is carried out in accordance with the development scheme for the Andergrove Priority Development Area.

Schedule SC2.3 of this planning scheme does not apply a zone over the Andergrove Priority Development Area. Development on this land is beyond the jurisdiction of the Mackay Region Planning Scheme. Development on this land is assessed against the development scheme for the Andergrove Priority Development Area, with Economic Development Queensland being the assessment manager.

Mackay Waterfront Priority Development Area

Development within the Mackay Waterfront Priority Development Area is carried out in accordance with the development scheme for the Mackay Waterfront Priority Development Area.

Schedule SC2.3 of this planning scheme does not apply a zone over the Mackay Waterfront Priority Development Area. Development on this land is beyond the jurisdiction of the Mackay Region Planning Scheme. Development on this land is assessed against the development scheme for the Mackay Waterfront Priority Development Area, with Mackay Regional Council being the assessment manager.

10.4 Mackay State Development Area under the State Development and Public Works Organisation Act 1971

The Mackay State Development Area (Mackay SDA) was declared in February 2024 by the Queensland Government under the *State Development and Public Works Organisation Act 1971*.

The 907ha Mackay SDA is located over two separate areas at Racecourse (in the vicinity of the Racecourse Mill) and Rosella. The SDA will support diversification of the regional economy and provides opportunities for new industries that value add to the sugarcane production. The SDA leverages Mackay's regional strengths in rural production to support the establishment of industries critical to the global shift to net zero, such as biomanufacturing, renewable energy and sustainable aviation fuel.

The Mackay SDA Development Scheme was approved by the Governor in Council and came into effect in September 2024. The Mackay SDA Development Scheme (administered by the Coordinator-General) regulates the following types of development:

- Material change of use; and
- Reconfiguring a lot.

The Mackay Region Planning Scheme remains the relevant planning instrument for Operational work and other types of development not regulated by the Mackay SDA Development Scheme.

Schedule 1 Definitions

SC1.1 Use definitions

- (1) Use definitions have a particular meaning for the purpose of the planning scheme.
 - (2) Any use not listed in table SC1.1.2 column 1 is an undefined use.
- Note – development comprising a combination of defined uses is not considered to be an undefined use.
- (3) A use listed in table SC1.1.2 column 1 has the meaning set out beside that term in column 2.
 - (4) The use definitions listed here are the definitions used in this planning scheme.
 - (5) Column 3 of table SC1.1.2 identifies examples of the types of activities that are consistent with the use identified in column 1.
 - (6) Column 4 of table SC1.1.2 identifies examples of activities that are not consistent with the use identified in column 1.
 - (7) Columns 3 and 4 of table SC1.1.2 are not exhaustive lists.
 - (8) Uses listed in table SC1.1.2 columns 3 and 4 that are not listed in column 1, do not form part of the definition.

Table SC1.1.1 – Index of use definitions

• Adult store • Agricultural supplies store • Air service • Animal husbandry • Animal keeping • Aquaculture • Bar • Battery storage facility • Bulk landscape supplies • Caretaker's accommodation • Car wash • Cemetery • Childcare centre • Club • Community care centre • Community residence • Community use • Crematorium • Cropping • Detention facility • Dual occupancy • Dwelling house • Dwelling unit • Educational establishment • Emergency services • Environment facility • Extractive industry • Food and drink outlet	• Function facility • Funeral parlour • Garden centre • Hardware and trade supplies • Health care services • High impact industry • Home based business • Hospital • Hotel • Indoor sport and recreation • Intensive animal industry • Intensive horticulture • Landing • Low impact industry • Major electricity infrastructure • Major sport, recreation and entertainment facility • Marine industry • Market • Medium impact industry • Motor sport facility • Multiple dwelling • Nature based tourism • Nightclub entertainment facility • Office	• Outdoor sales • Outdoor sport and recreation • Outstation • Park • Parking station • Party house • Permanent plantation • Place of worship • Port service • Relocatable home park • Renewable energy facility • Research and technology industry • Residential care facility • Resort complex • Retirement facility • Roadside stall • Rooming accommodation • Rural industry • Rural workers' accommodation • Sales office • Service industry • Service station • Shop • Shopping centre • Short-term accommodation • Showroom

• Special industry • Substation • Telecommunications facility • Theatre	• Tourist attraction • Tourist park • Transport depot • Utility installation	• Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation

Table SC1.1.2 – Use definitions

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Adult store	adult store means the use of premises for the primary purpose of displaying or selling: (a) sexually explicit materials; or (b) products and devices that are associated with, or used in, a sexual practice or activity.	Sex shop	Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with: • the sale, display or hire of printed or recorded matter (not of a sexually explicit nature); or • the sale or display of underwear or lingerie; or • the sale or display of an article or thing primarily concerned with or used in association with a medically recognised purpose.
Agricultural supplies store	agricultural supplies store means the use of premises for the sale of agricultural supplies and products. <i>Examples of agricultural supplies and products: animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</i>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air service	air service means the use of premises for: (a) the arrival or departure of aircraft; or (b) housing, servicing, refuelling, maintaining or repairing aircraft; or (c) the assembly and dispersal of passengers or goods on or from an aircraft; or	Airport, airstrip, helipad, public or private airfield	

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(d) training and education facilities relating to aviation; or (e) aviation facilities; or (f) an activity that: (i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and (ii) directly services the needs of aircraft passengers. <i>Examples of an air service: airport, air strip, helipad</i>		
Animal husbandry	animal husbandry means the use of premises for: (a) producing animals or animal products on native or improved pastures or vegetation; or (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a) <i>Examples of animal husbandry: cattle stud, grazing of livestock, non-feedlot dairy</i>	Cattle studs, grazing of livestock, non-feedlot dairying ¹	Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries
Animal keeping	animal keeping means the use of premises for: (a) boarding, breeding or training animals; or (b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a). <i>Examples of animal keeping: aviary, cattery, kennel, stables, wildlife refuge</i>	Aviaries, catteries, kennels, stables, wildlife refuge	Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry
Aquaculture	aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.	Pond farms, tank systems, hatcheries, raceway system, rack and line	Intensive animal industry

¹ Bee-keeping / apiary activities are defined as Animal husbandry where it does not meet the requirements set out in the relevant Local Law. Bee-keeping / apiary activities are not relevant to the planning scheme where it meets the requirements set out in the relevant Local Law.

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
		systems, sea cages	
Bar	bar means the use of premises, with seating for 60 or less people, for: (a) selling liquor for consumption on the premises; or (b) an entertainment activity, or preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a).		Club, hotel, nightclub entertainment facility, tavern
Battery storage facility	battery storage facility means the use of premises for the operation of 1 or more battery storage devices.		
Bulk landscape supplies	bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including for example, soil, gravel, potting mix or mulch.		Garden centre, outdoor sales, wholesale nursery
Caretaker's accommodation	caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.		Dwelling house
Car wash	car wash means the use of premises for the commercial cleaning of motor vehicles.		Service station
Cemetery	cemetery means the use of premises for the interment of bodies or ashes after death.	Burial ground, crypt, columbarium, lawn cemetery, pet cemetery, mausoleum	Crematorium, funeral parlour
Childcare centre	childcare centre means the use of premises for the care, education and minding, but not residence, of children. <i>Examples of a childcare centre: before or after school care, crèche, early childhood centre, kindergarten, vacation care</i>	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home-based childcare, family daycare

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Club	club means the use of premises for: (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	community care centre: (a) means the use of premises for (i) providing social support to members of the public; or (ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for providing accommodation to members of the public. <i>Examples of a community care centre: disability support service, drop-in centre, respite centre, indigenous support centre</i>	Disability support services, drop in centre, respite centre, integrated indigenous support centre	Childcare centre, family daycare, home-based childcare, health care services, residential care facility
Community residence	community residence: (a) means the use of premises for residential accommodation for: (i) no more than 6 persons requiring assistance or support with daily living needs; and (ii) no more than 1 support worker; and (b) includes a building or structure that is reasonably associated with the use in paragraph (a).	Hospice	Dwelling house, dwelling unit, rooming accommodation, residential care facility, short-term accommodation

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Community use	community use means the use of premises for: (a) providing artistic, social or cultural facilities or community services to the public; or (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a) <i>Examples of a community use: art gallery, community centre, community hall, library, museum</i>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	crematorium means the use of premises for the cremation or aquamation of bodies.		Cemetery
Cropping	cropping means the use of premises for: (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a); or (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a). <i>Examples of cropping: forestry for wood production, fodder and pasture production, producing fruits, nuts, vegetables and grains, plant fibre production, sugar cane growing, vineyard</i>	Fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	Permanent plantations, intensive horticulture, rural industry
Detention facility	detention facility means the use of premises for the lawful detention of persons. <i>Example of a detention facility: correctional facility</i>	Prison, detention centre, youth detention centre	Police station, court cell complex

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Dual occupancy	dual occupancy: (a) means a residential use of premises involving: (i) 2 dwellings (whether attached or detached) on a single lot or 2 dwellings (whether attached or detached) on separate lots that share a common property; and (ii) any domestic outbuilding associated with the dwellings; but (b) does not include a residential use of premises that involves a secondary dwelling.	Duplex, two dwellings on a single lot (whether or not attached), two dwellings within one single community title scheme under the <i>Body Corporate and Community Management Act 1997</i> , two dwellings within the one body corporate to which the <i>Building Units and Group Title Act 1980</i> continues to apply	Dwelling house, multiple dwelling
Dwelling house	dwelling house means a residential use of premises involving: (a) 1 dwelling and any domestic outbuildings associated with the dwelling; or (b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.	'Shop-top' apartment	Caretaker's accommodation, dwelling house

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Educational establishment	educational establishment means the use of premises for: (a) training and instruction to impart knowledge and develop skills; or (b) student accommodation, before or after school care, or vacation care, if the use is ancillary to the use in paragraph (a). <i>Examples of an educational establishment: college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</i>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home-based childcare, family day care
Emergency services	emergency services means the use of premises by a government entity or community organisation to provide: (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services. <i>Examples of emergency services: ambulance station, evacuation centre, fire station, police station</i>	State emergency service facility, ambulance station, rural fire brigade, auxiliary fire and rescue station, urban fire and rescue station, police station, emergency management support facility, evacuation centres.	Community use, hospital, residential care facility
Environment facility	environment facility: (a) means the use of premises for a facility for the appreciation, conservation or interpretation of an area of cultural, environmental or heritage value; but (b) does not include the use of premises to provide accommodation for tourists and travellers.	Nature-based attractions, walking tracks, seating, shelters, boardwalks, observation decks, bird hides	
Extractive industry	extractive industry means the use of premises for: (a) extracting or processing extractive resources; and (b) any related activities, including, for example, transporting the resources to market.	Quarry	

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Food and drink outlet	food and drink outlet means the use of premises for: (a) preparing and selling food and drink for consumption on or off the premises; or (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a). <i>Examples of a food and drink outlet: café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</i>	Bistro, café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, take-away, tea room	Bar, club, hotel, shop, theatre, nightclub entertainment facility
Function facility	function facility means the use of premises for: (a) receptions or functions; or (b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.	Conference centre, reception centre	Community use, hotel
Funeral parlour	funeral parlour: (a) means the use of premises for: (i) arranging and conducting funerals, memorials and other similar events; or (ii) a mortuary; or (iii) storing and preparing bodies for burial or cremation; but (b) does not include the use of premises for the burial or cremation of bodies.		Cemetery, crematorium, place of worship
Garden centre	garden centre means the use of premises for: (a) selling plants; or (b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or (c) a food and drink outlet is ancillary to the use in paragraph (a).	Retail plant nursery	Bulk landscape supplies, wholesale nursery, outdoor sales

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Hardware and trade supplies	hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.		Shop, showroom, outdoor sales and warehouse
Health care services	health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises. <i>Examples of a health care service: dental clinic, medical centre, physiotherapy clinic</i>	Dental clinics, medical centres, natural medicine practices, nursing services, physiotherapy clinic	Community care centre, hospital
High impact industry	high impact industry means the use of premises for an industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products, and (b) that a local planning instrument applying to the premises states is a high impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Abattoirs, concrete batching plant, boiler making and engineering and metal foundry. Note – additional examples may be shown in SC1.1.2 industry thresholds.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers, service industry, low impact industry, medium impact industry, special industry
Home-based business	home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.	Bed and breakfast, home office, home-based childcare, a sex work business	Hobby, office, shop, warehouse, transport depot

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Hospital	<i>hospital</i> means the use of premises for: (a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or (b) providing accommodation for patients; or (c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).		Health care services, residential care facility
Hotel	<i>hotel:</i> (a) means the use of premises for: (i) selling liquor for consumption on the premises; or (ii) a dining or entertainment activity, or providing accommodation to tourists or travellers, if the use is ancillary to the use in subparagraph (i); but (b) does not include a bar.	Pub, tavern	Bar, nightclub entertainment facility
Indoor sport and recreation	<i>indoor sport and recreation</i> means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors. <i>Examples of indoor sport and recreation: amusement parlour, bowling alley, gymnasium, squash court</i>	Amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts	Cinema, hotel, nightclub entertainment facility, theatre

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Intensive animal industry	<i>intensive animal industry:</i> (a) means the use of premises for: (i) the intensive production of animals or animal products, in an enclosure, that requires food and water to be provided mechanically or by hand; or (ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but (b) does not include the cultivation of aquatic animals. <i>Examples of intensive animal industry: feedlot, piggery, poultry and egg production</i>	Feedlots, piggeries, poultry and egg production	Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens
Intensive horticulture	<i>intensive horticulture:</i> (a) means the use of premises for: (i) the intensive production of plants or plant material carried out indoors on imported media; or (ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or (iii) storing and packing plants or plant material grown on the premises, if the use is ancillary to a use in subparagraph (i) or (ii); but (b) does not include the cultivation of aquatic plants. <i>Examples of intensive horticulture: greenhouse, hydroponic farm, mushroom farm</i>	Greenhouse and shade house plant production, hydroponic farms, mushroom farms	Wholesale nursery

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Landing	landing means the use of premises for a structure: (a) for mooring, launching, storing and retrieving vessels; and (b) from which passengers embark and disembark.	Boat ramp, jetty, pontoon	Marina
Low impact industry	low impact industry means the use of premises for an industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is low impact industry; and (c) that complies with any thresholds for the activity states in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Repairing motor vehicles, fitting and turning workshop Note – additional examples may be shown in SC1.1.2 industry thresholds	Panel beating, spray painting or surface coating, tyre recycling, drum re-conditioning, wooden and laminated product manufacturing, service industry, medium impact industry, high impact industry, special industry
Major electricity infrastructure	major electricity infrastructure: (a) means the use of premises for: (i) a transmission grid or supply network; or (ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but (b) does not include the use of premises for a supply network or private electricity works stated in schedule 6, section 26(5), unless the use involves: (i) a new zone substation or bulk supply substation; or	Powerlines greater than 66kV	Minor electricity infrastructure, substation

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(ii) the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.		
Major sport, recreation and entertainment facility	major sport, recreation and entertainment facility means the use of premises for large-scale events, including, for example, major sporting, recreation conference or entertainment events. <i>Examples of a major sport, recreation and entertainment facility: convention centre, exhibition centre, horse racing facility, sports stadium</i>	Convention and exhibition centres, entertainment centres, sports stadiums, horse racing	Indoor sport and recreation, local sporting field, motor sport, park, outdoor sport and recreation
Marine industry	marine industry means the use of waterfront premises for: (a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or (b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a). <i>Examples of marine industry: boat building, boat storage, dry dock</i>	Boat building, boat storage, dry dock	Marina
Market	market means the use of premises on a regular basis for: (a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or (b) providing entertainment, if the use is ancillary to the use in paragraph (a).	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	medium impact industry means the use of premises for an industrial activity: (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and	Spray painting and surface coating, wooden and laminated product manufacturing (including cabinet making, joining, timber truss	Concrete batching, tyre manufacturing and retreading, metal recovery (involving a fragmentiser), textile manufacture, chemically treating timber and plastic product manufacture,

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
	(b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	making or wood working) Note – additional examples may be shown in SC1.1.2 industry thresholds	service industry, low impact industry, high impact industry, special industry
Motor sport facility	motor sport facility means the use of premises for: (a) organised or recreational motor sports; or (b) facilities for spectators, including, for example, stands, amenities or food and drink outlets, if the use is ancillary to the use in paragraph (a). <i>Examples of a motor sport facility: car race track, go-kart track, trail bike park, 4WD park</i>	Go-karting, lawn mower race tracks, trail bike parks, 4WD and all terrain parks, motocross tracks, off road motorcycle facility, motorcycle or car race tracks	Major sport, recreation and entertainment facility, outdoor sport and recreation
Multiple dwelling	multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.	Apartments, flats, units, townhouses, row housing, triplex	Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility
Nature-based tourism	nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of: (a) an area of environmental, cultural or heritage value; or (b) a local ecosystem; or (c) the natural environment. <i>Examples of nature-based tourism: environmentally responsible accommodation facilities including cabins, huts, lodges and tents</i>	Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps	Environment facility

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Nightclub entertainment facility	nightclub entertainment facility means the use of premises for: (a) providing entertainment that is cabaret, dancing or music; or (b) selling liquor and preparing and selling food, for consumption on the premises; if the use is ancillary to the use in paragraph (a).		Club, hotel, tavern, pub, indoor sport and recreation, theatre, concert hall
Office	office: (a) means the use of premises for: (i) providing an administrative, financial, management or secretarial service or function; or (ii) the practice of a profession; or (iii) providing business or professional advice or services; but (b) does not include premises used for making, selling or hiring goods. <i>Examples of an office: bank, real estate agency</i>	Bank, real estate agent, administration building	Home-based business, shop, outdoor sales

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Outdoor sales	outdoor sales means the use of premises for: (a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or (b) repairing, servicing, selling or fitting accessories for the products stated in paragraph (a), if the use is ancillary to the use in paragraph (a).	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	outdoor sport and recreation means the use of premises for: (a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or (b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a). <i>Examples of outdoor sport and recreation: cricket oval, driving range, golf course, swimming pool, tennis court</i>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	outstation means the use of premises for: (a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or (b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
Park	park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.	Car park, 'park and ride', bicycle parking	

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Party house	party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if: (a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and (b) the accommodation or facilities are provided for a period of less than 10 days; and (c) the owner of the premises does not occupy the premises during that period.		Short-term accommodation involving short-term rental accommodation
Permanent plantation	permanent plantation means the use of premises for growing, but not harvesting, plants for the carbon sequestration, biodiversity, natural resource management or another similar purpose.	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	place of worship means the use of premises for: (a) organised worship and other religious activities; or, (b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium
Port service	port service means the use of premises for: (a) the arrival and departure of vessels; or (b) the movement of passengers or goods on or off vessels; or (c) storing, servicing, maintaining or repairing vessels; or (d) ancillary uses that directly service the needs of passengers of the vessels.	Marina, ferry terminal	Landing

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Relocatable home park	relocatable home park means the use of premises for: (a) relocatable dwellings for long-term residential accommodation; or (b) amenity facilities, food and drink outlets, a manager's residence, or recreation facilities for the exclusive use of residents, if the use is ancillary to the use in paragraph (a).		Tourist park
Renewable energy facility	renewable energy facility: (a) means the use of premises for the generation of electricity or energy from a renewable energy source, including, for example, sources of bio-energy, geothermal energy, hydropower, ocean energy, solar energy or wind energy; but (b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.	Solar farm, wind farm, tidal power, hydroelectric power, geothermal power	Wind turbine or solar panels supplying energy to domestic or rural activities on the same site
Research and technology industry	research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembling, manufacturing, maintaining, storing or testing machinery or equipment. <i>Examples of research and technology industry: aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories.</i>	Aeronautical engineering, computer component manufacturing, medical laboratories, computer server facility	

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Residential care facility	residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who: (a) can not live independently; and (b) require regular nursing or personal care. <i>Examples of residential care facility: convalescent home, nursing home</i>	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	resort complex means the use of premises for: (a) tourist and visitor accommodation that includes integrated leisure facilities; or <i>Examples of integrated leisure facilities: bars, meeting and function facilities, restaurants, sporting and fitness facilities</i> (b) staff accommodation that is ancillary to the use in paragraph (a); or (c) transport facilities for the premises, including, for example, a ferry terminal or air service.	Island resort	
Retirement facility	retirement facility means a residential use of premises for: (a) accommodation for older members of the community, or retired persons, in independent living units or services units; or (b) amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, if the use is ancillary to the use in paragraph (a).	Retirement village	Residential care facility
Roadside stall	roadside stall means the use of premises for the roadside display and sale of goods in a rural area.	Produce stall	Market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rooming Accommodation	rooming accommodation means the use of premises for: (a) residential accommodation, if each resident: (i) has a right to occupy 1 or more rooms on the premises; and (ii) does not have a right to occupy the whole of the premises; and (iii) does not occupy a self-contained unit, as defined in the <i>Residential Tenancies and Rooming Accommodation Act 2008</i>, schedule 2, or has only limited facilities available for private use; and (iv) shares other rooms, facilities, furniture or equipment outside of the resident's room with 1 or more other residents, whether or not the rooms, facilities, furniture or equipment are on the same or different premises; or (b) a manager's residence, an office or providing food or other services to residents, if the use is ancillary to the use in paragraph (a). <i>Examples of rooming accommodation: boarding house, hostel, monastery, off-site student accommodation</i>	Boarding house, hostel, monastery, off-site student accommodation	Hospice, community residence, dwelling house, short-term accommodation, multiple dwelling

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Rural industry	rural industry means the use of premises for: (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers accommodation	rural worker's accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if: (a) the premises, and the premises where the rural use is carried out, are owned by the same person; and (b) the employees are not non-resident workers.	Farm workers accommodation	Short-term accommodation, caretaker's accommodation, dual occupancy, dwelling house, nature or rural based tourist accommodation, multiple dwelling, workforce accommodation
Sales office	sales office means the use of premises for temporary display of land parcels or buildings that: (a) are for sale or proposed to be sold; or (b) can be won as a prize in a competition.	Display dwelling	Bank, office
Service industry	service industry means the use of premises for an industrial activity that: (a) does not result in off-site air, noise or odour emissions; and (b) is suitable for location with other non-industrial uses. <i>Examples of service industries: audio visual equipment repair, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, film processing, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor</i>	Audio visual equipment repair, film processing, bicycle repairs, clock and watch repairs, computer repairs, dry cleaning, hand engraving, jewellery making, laundromat, locksmith, picture framing, shoe repairs, tailor	Small engine mechanical repair workshop, cabinet making, shop fitting, sign writing, tyre depot, low impact industry, medium impact industry, high impact industry, special industry

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Service station	service station means the use of premises for: (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels or (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).	Electric vehicle charging station	Car wash
Shop	shop means the use of premises for: (a) displaying, selling or hiring goods; or (b) providing personal services or betting to the public. <i>Examples of a shop – betting agency, corner store, department store, discount variety store, hair dressing salon, liquor store, sex work business other than a home-based sex work business, supermarket</i>	Hairdresser, liquor store, department store, discount department store, discount variety stores, betting agencies, supermarket, corner store, sex work business	Adult store, food and drink outlet, showroom, market
Shopping centre	shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.		
Short-term accommodation	short-term accommodation: (a) means the use of premises for (i) providing accommodation of less than 3 consecutive months to tourists or travellers; or (ii) a manager's residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but (b) does not include a hotel, nature-based tourism, resort complex or tourist park.	Motel, backpackers accommodation, cabins, serviced apartments, hotel accommodation, farm stay	Hostel, rooming accommodation, tourist park

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Showroom	showroom means the use of premises for the sale of goods that are of: (a) a related product line; and (b) a size, shape or weight that requires: (i) a large area for handling, display or storage; and (ii) direct vehicle access to the building that contains the goods by members of the public to enable the loading and unloading of the goods. <i>Examples of a showroom: bulk stationary supplies, bulky goods sales, motor vehicle sales, showroom</i>	Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies	Food and drink outlet, shop, outdoor sales
Special industry	special industry means the use of premises for an industrial activity: (a) that is manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating products; and (b) that a local planning instrument applying to the premises states is a special industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.	Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers. Note – additional examples may be shown in SC1.1.2 industry thresholds	Low impact industry, medium impact industry, high impact industry, service industry

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Substation	substation means the use of premises: (a) as part of a transmission grid or supply network to: (i) convert or transform electrical energy from one voltage to another; or (ii) regulate voltage in an electrical circuit; or (iii) control electrical circuits; or (iv) switch electrical current between circuits; or (b) for a telecommunications facility for: (i) works, as defined under the Electricity Act, section 12(1); or (ii) workforce operational and safety communications.	Substations, switching yards	Major electricity infrastructure, minor electricity infrastructure
Telecommunications facility	telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	theatre means the use of premises for: (a) presenting movies, live entertainment or music to the public; or (b) the production of film or music; or (c) the following activities or facilities, if the use is ancillary to a use in paragraph (a) or (b): (i) preparing and selling food and drink for consumption on the premises; (ii) facilities for editing and post-production; (iii) facilities for wardrobe, laundry and make-up; (iv) set construction workshops; (v) sound stages. <i>Examples of a theatre: cinema, concert hall, film studio, music recording studio</i>	Cinema, movie house, concert hall, dance hall, film studio, music recording studio	Community hall, hotel, indoor sport and recreation facility, temporary film studio

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Tourist attraction	tourist attraction means the use of premises for: (a) providing entertainment to, or a recreation facility for, the general public; or (b) preparing and selling food and drink for consumption on the premises, if the use is ancillary to the use in paragraph (a). <i>Examples of a tourist attraction: theme park, zoo</i>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	tourist park means the use of premises for: (a) holiday, accommodation in caravans, self-contained cabins, tents or other similar structures; or (b) amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).	Camping ground, caravan park, holiday cabins	Relocatable home park, tourist attraction, short-term accommodation, workforce accommodation
Transport depot	transport depot means the use of premises for: (a) storing vehicles, or machinery, that are used for a commercial or public purpose; or (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a). <i>Examples of a transport depot: using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</i>	Premises used for storing buses, taxis, heavy vehicles or heavy machinery, contractors depot	Home based business, warehouse, low impact industry, service industry

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Utility installation	utility installation means the use of premises for: (a) a service for supplying or treating water, hydraulic power or gas; or (b) a sewerage, drainage or stormwater service; or (c) a transport service; or (d) a waste management service; or (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).	Sewerage treatment plant, mail depot, pumping station, water treatment plant	Telecommunications tower, major electricity infrastructure, minor electricity infrastructure, substation, renewable energy facility, transport depot
Veterinary service	veterinary service means the use of premises for: (a) the medical or surgical treatment of animals; or (b) the short-term stay of animals, if the use is ancillary to the use in paragraph (a).		Animal keeping
Warehouse	warehouse means the use of premises for: (a) storing or distributing goods, whether or not carried out in a building; or (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a). <i>Examples of a warehouse: self-storage facility, storage yard</i>	Self-storage sheds	Hardware and trade supplies, outdoor sales, showroom, shop
Wholesale nursery	wholesale nursery means the use of premises for: (a) the wholesale of plants grown on or next to the premises; or (b) selling gardening materials, if the use is ancillary to the use in paragraph (a).		Bulk landscape supplies, garden centre
Winery	winery means the use of premises for: (a) making wine; or (b) selling wine that is made on the premises.		Rural industry
Workforce accommodation	workforce accommodation: (a) means the use of premises for: (i) accommodation that is provided for persons	Contractor's camp, construction camp, single person's quarters, temporary	Relocatable home park, rural workers' accommodation, short-term accommodation, tourist park.

	who perform work as part of: (A) a resource extraction project; or (B) a project identified in a planning scheme as a major industry or infrastructure project; or (C) a rural use; or (ii) recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but (b) does not include rural workers' accommodation.	workers' accommodation	

SC1.1.1 Defined activity groups

- (1) Defined use terms listed in SC1.1.2 are able to be clustered into activity groups.
- (2) An activity group listed in column 1 clusters the defined use terms listed in column 2.
- (3) An activity group is able to be referenced in Part 5.
- (4) The activity groups listed here are the defined activity groups for the purpose of the planning scheme.

Table SC1.1.1.1 – Index of defined activity groups

- Centre activities - Community activities - Industry activities	- Intensive rural activities - Multiple dwelling activities - Outdoor business activities	- Recreation activities - Rural activities - Utility activities

Table SC1.1.1.2 – Defined activity groups

Column 1 Activity group	Column 2 Use terms
Centre activities	- Bar - Food and drink outlet - Function facility - Funeral parlour - Hardware and trade supplies² - Health care services - Office - Shop - Shopping centre - Showroom - Theatre - Veterinary service
Community activities	- Club - Community care centre - Community use - Educational establishment - Emergency services - Hospital - Place of worship
Industry activities	- Hardware and trade supplies³ - High impact industry - Low impact industry - Marine industry - Medium impact industry - Research and technology industry

² "Hardware and trade supplies" is considered a centre activity if it contains a retail shop open to the general public

³ "Hardware and trade supplies" is considered an industry activity if it does not contain a retail shop open to the general public – that is, it only involves the sale of trade supplies to tradespersons only.

Column 1 Activity group	Column 2 Use terms
	• Service industry • Special industry • Transport depot • Warehouse
Intensive rural activities	• Animal keeping • Aquaculture • Intensive animal industry • Intensive horticulture
Multiple dwelling activities	• Dual occupancy • Multiple dwelling • Residential care facility • Retirement facility • Rooming accommodation
Outdoor business activities	• Bulk landscape supplies • Garden centre • Outdoor sales
Recreation activities	• Indoor sport and recreation • Outdoor sport and recreation
Rural activities	• Animal husbandry • Cropping • Permanent plantations
Utility activities	• Major electricity infrastructure • Renewable energy facility • Substation • Utility installation

SC1.1.2 Industry thresholds

- (1) The industry thresholds listed below are to be used in conjunction with the defined use terms listed in SC1.1.2 – low impact industry, medium impact industry, high impact industry and special industry.

Table SC1.1.2.1 – Industry thresholds

Use term	Additional examples include
Low impact industry	(1) Repairing and servicing motor vehicles, lawn mowers and outboard engines, including mechanical components, radiators, electrical components, wheel alignments, exhausts, tyres, suspension or air conditioning. Not including spray painting; (2) Fitting and turning workshop; (3) Assembling or fabricating products from sheet metal or welding steel. Producing less than 10 tonnes a year. Not including spray painting; (4) Assembling or repairing wood products not involving cutting, routing, sanding or spray painting; (5) Dismantling automotive or mechanical equipment, not including debonding brake or clutch components; (6) Service station not including above ground tanks of class 2.1 (flammable gasses) or class 3 (flammable liquids) dangerous goods greater than 16kL; Note – class 2.1 and class 3 dangerous goods are defined in the Australian Dangerous Goods Code. (7) Dangerous goods location not including the storage of toxic gases; (8) Printing, including advertising material, magazines, newspapers, packaging and stationery, with a gross floor area less than 1,000m²; (9) Small scale food and drink preparation limited to processing, cooking and baking with a maximum gross floor area of 200m² per tenancy; (10) Small scale industrial bakery, limited to mixing, cooking or baking, less than 20 tonnes per annum; (11) Brewery, if either a standalone use or where ancillary to a hotel, bar or food and drink outlet, limited to beer or cider and producing less than 300,000 litres per annum; (12) Distilling alcohol in works producing up to 2,500 litres of pure alcohol per annum; (13) Coffee roasting, producing less than 100 tonnes per annum; (14) Vegetable oil or oilseed processing works with a design production capacity of less than 500 tonnes per annum.

Use term	Additional examples include
Medium impact industry	(1) Metal foundry producing less than 10 tonnes of metal castings per annum; (2) Boiler making or engineering works producing less than 10,000 tonnes of metal product per annum; (3) Large dangerous goods location not including the storage of toxic gases; (4) Abrasive blasting facility using less than 10 tonnes of abrasive material per annum; (5) Enamelling workshop using less than 15,000 litres of enamel per annum; (6) Galvanising works using less than 100 tonnes of zinc per annum; (7) Anodising or electroplating workshop where tank area is less than 400m²; (8) Powder coating workshop using less than 500 tonnes of coating per annum; (9) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using less than 20,000 litres of paint per annum; (10) Scrap metal yard (not including a fragmentiser), dismantling automotive or mechanical equipment including debonding brake or clutch components; (11) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, less than 200 tonnes per annum; (12) Food and drink manufacturing, including processing, cooking, baking, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, less than 200 tonnes per annum; (13) Brewery, if either a standalone use or where ancillary to a hotel, bar or food and drink outlet, limited to beer or cider, producing 300,000 litres per annum or greater; (14) Distilling alcohol in works producing more than 2,500 litres and up to 10,000 litres of pure alcohol per annum; (15) Coffee roasting, producing 100 tonnes per annum or greater; (16) Vegetable oil or oilseed processing in works with a design production capacity of 500 tonnes or more and less than 1,000 tonnes per annum; (17) Manufacturing, assembling, fabricating and repair of wooden products including furniture, kitchens, shop fitting, cabinet making, joinery, wood working, producing less than 500 tonnes per annum; (18) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, less than 250 tonnes per annum; (19) Sawmilling, wood chipping and kiln drying timber and logs, producing less than 500 tonnes per annum; (20) Recycling and reprocessing batteries; (21) Repairing or maintaining boats; (22) Manufacturing substrate for mushroom growing; (23) Manufacturing or processing plaster, producing less than 5000 tonnes per annum; (24) Recycling or reprocessing tyres including re-treading; (25) Printing advertising material, magazines, newspapers, packaging and stationery with a gross floor area of 1,000m² or greater; (26) Transport depot, distribution centre, contractors depot and storage yard;

Use	Additional examples include
	(27) Manufacturing fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, less than 5 tonnes per annum (except fibreglass boats, tanks and swimming pools); (28) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, less than 10,000 tonnes per annum; (29) Reconditioning metal or plastic drums; (30) Glass fibre manufacture less than 200 tonnes per annum; (31) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
High impact industry	(1) Metal foundry producing 10 tonnes or greater of metal castings per annum; (2) Boiler making or engineering works producing 10,000 tonnes or greater of metal product per annum; (3) Major hazard facility for the storage and distribution of dangerous goods not involving manufacturing processes; (4) Scrap metal yard including a fragmentiser; (5) Manufacturing clay or ceramic products including bricks, tiles, pipes and pottery goods, greater than 200 tonnes per annum; (6) Food and drink manufacturing, including processing, cooking, baking, smoking, drying, curing, milling, bottling or canning food, beverages or pet food, greater than 200 tonnes per annum; (7) Vegetable oil or oilseed processing in works with a design production capacity of greater than 1,000 tonnes per annum; (8) Manufacturing, assembling, fabricating and repair of wooden products including furniture, kitchens, shop fitting, cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; (9) Manufacturing medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer products, 250 tonnes or greater per annum; (10) Sawmilling, wood chipping and kiln drying timber and logs, producing greater than 500 tonnes per annum; (11) Manufacturing or processing plaster, producing greater than 5,000 tonnes per annum; (12) Enamelling workshop using 15,000 litres or greater of enamel per annum; (13) Galvanising works using 100 tonnes or greater of zinc per annum; (14) Anodising or electroplating workshop where tank area is 400m² or greater; (15) Powder coating workshop using 500 tonnes or greater of coating per annum; (16) Spray painting workshop (including spray painting vehicles, plant, equipment or boats) using 20,000 litres or greater of paint per annum; (17) Concrete batching and producing concrete products; (18) Treating timber for preservation using chemicals including copper, chromium, arsenic, borax and creosote; (19) Manufacturing soil conditioners by receiving, blending, storing, processing, drying or composting organic material or organic waste, including animal manures, sewage, septic sludges and domestic waste;

Use	Additional examples include
	(20) Manufacturing fibreglass pools, tanks and boats; (21) Manufacturing, fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic or plastic products, 5 tonnes or greater per annum (except fibreglass boats, tanks and swimming pools); (22) Manufacturing PET, PETE, polypropylene and polystyrene plastic or plastic products, 10,000 tonnes or greater per annum; (23) Manufacturing tyres, asbestos products, asphalt, cement; glass or glass fibre, mineral wool or ceramic fibre; (24) Abattoir; (25) Recycling chemicals, oils or solvents; (26) Waste disposal facility (other than waste incinerator); (27) Recycling, storing or reprocessing regulated waste; (28) Manufacturing batteries; (29) Manufacturing wooden products including cabinet making, joinery, wood working, producing greater than 500 tonnes per annum; (30) Abrasive blasting facility using 10 tonnes or greater of abrasive material per annum; (31) Crematoria; (32) Glass fibre manufacture producing 200 tonnes or greater per annum; (33) Manufacturing glass or glass products, where not glass fibre, less than 250 tonnes per annum.
Special industry	(1) Oil refining or processing; (2) Producing, refining or processing gas or fuel gas; (3) Distilling alcohol in works producing greater than 10,000 litres of pure alcohol per annum; (4) Power station; (5) Producing, quenching, cutting, crushing or grading coke; (6) Waste incinerator; (7) Sugar milling or refining; (8) Pulp or paper manufacturing; (9) Tobacco processing; (10) Tannery or works for curing animal skins, hides or finishing leather; (11) Textile manufacturing, including carpet manufacturing, wool scouring or carbonising, cotton milling, or textile bleaching, dyeing or finishing; (12) Rendering plant; (13) Manufacturing chemicals, poisons and explosives; (14) Manufacturing fertilisers involving ammonia; (15) Manufacturing polyvinyl chloride plastic; (16) Metal refinery or smelting.

SC1.2 Administrative terms

- (1) Administrative terms and definitions assist with the interpretation of the planning scheme but do not have a meaning in relation to a use term.
- (2) An administrative term listed in table SC1.2.2 column 1 has the meaning set out beside that administrative term in column 2 under the heading.
- (3) The administrative terms and definitions listed here are the terms and definitions for the purpose of the planning scheme.

Table SC1.2.1 – Index of administrative definitions

• Acid sulfate soils* • Adaptation strategy* • Adjoining premises • Adventure tourism* • Advertising device • Affordable housing • Agricultural land* • Algal blooms* • Annual exceedance probability (AEP)* • Aquaculture development area (ADA)* • Average height datum (AHD)* • Average width • Base date • Basement • Boundary clearance • Building envelope plan • Building height • Capital dredging* • Climate change* • Coast* • Coastal activities* • Coastal building line* • Coastal catchment* • Coastal-dependent development* • Coastal erosion* • Coastal hazard* • Coastal hazard area* • Coastal hazard impact* • Coastal hazard risk* • Coastal landforms* • Coastal management district (CMD)* • Coastal protection work* • Coastal resources*	• Coastal waters* • Coastal wetlands* • Coastal zone* • Coastline* • Commonwealth Great Barrier Reef Marine Park* • Community infrastructure for essential services* • Constructed lake* • Constructed waterbody* • Contaminant* • Contaminated stormwater* • Critical infrastructure* • Defined flood event (DFE)* • Defined flood level* • Defined storm-tide event (DSTE)* • Demand unit • Demonstrated need* • Design objectives* • Development* • Development footprint • Development commitment* • Domestic activity* • Domestic outbuilding • Dugong protection areas* • Dwelling • Ecological corridor* • Ecological values* • Ecologically sustainable development* • Ecosystem* • Environmental offsets* • Environmental values* • Erosion control structures* • Erosion prone area* • Essential community services*	• Farm based tourism* • Food tourism* • Footpath awning* • Freeboard* • GIS Multi Criteria Analysis Methodology* • Greater Whitsunday region • Gross floor area • Ground level • Groundwater* • Habitable room* • Hazardous material* • Hazardous material in bulk* • Hazardous materials in the context of bushfire hazard* • Hazardous vegetation • High coastal hazard area* • High density residential* • Higher density (residential development)* • Highest astronomical tide (HAT)* • Home based childcare* • Household • Hydrodynamic forces* • Hydrological regime* • Hydrostatic forces* • Industrial zone* • Iron floc* • Key active frontage streets* • Key urban area* • Landscape works • Low density residential development* • Low-medium density residential development* • Maritime development area* • Matters of State Ecological Significance*

• Medium density residential development* • Minor building work • Minor building work – industry activities* • Minor electricity infrastructure • Minor marine development* • Minor public marine development* • Multi-purpose centre* • Multi-storey medium density residential development* • Net developable area • Net dwelling density* • Non-resident workers • Non-tidal artificial waterway* • Nutrient hazardous areas* • Nutrients of concern* • Open verandah • Outermost projection • Overriding need in the public interest* • Patron* • Physical coastal processes* • Planning assumption • Plot ratio • Podium	• Probable maximum flood (PMF)* • Projection area • Recommended storm-tide event level (RSTEL)* • Residential zone* • Risk (natural hazard)* • Secondary dwelling • Secondary road frontage* • Sediment* • Self-contained recreational vehicle ground* • Self-contained recreational vehicle* • Sensitive land use* • Sensitive land use zone • Service catchment • Setback • Sex work business • Short-term rental accommodation • Site • Site cover • State development area* • Storey • Storm-tide* • Storm-tide inundation area*	• Stormwater quality management plan* • Streetscape rhythm* • Suitably qualified person or suitably qualified professional* • Temporary, readily relocatable or able to be abandoned (development)* • Temporary use • Ultimate development • Urban purposes* • Urban stormwater quality management plan* • Urban zone* • Usable open space* • Vulnerable uses* • Waste water* • Waste water management plan* • Waters* • Watercourse* • Waterway* • Water quality objectives* • Wetland* • Wetland fauna* • Wetland protection area*

Editor's note – * denotes where a term and definition is an addition to the *Planning Regulation 2017*- schedule 4 column 2.

Editor's note – The administrative term "Water netserv plan" in the *Planning Regulation 2017*- schedule 4 column 2, is not included as it is not relevant to the Mackay Region LGA.

Table SC1.2.2 – Administrative definitions

Column 1 Term	Column 2 Definition
Acid sulfate soils	acid sulfate soils means soil or sediment containing highly acidic soil horizons or layers affected by the oxidation of iron sulfides (actual acid sulfate soil) and/or soil or sediment containing iron sulphides or other sulfidic material that has not been exposed to air and oxidised (potential acid sulfate soil). Note – The term acid sulfate soil generally includes both actual and potential acid sulfate soil. Actual and potential acid sulfate soil is often found in the same soil profile, with actual acid sulfate soil generally overlying potential acid sulfate soil horizons. Note – as defined in State Planning Policy July 2017.
Adaptation strategy	adaptation strategy means a strategy that includes an assessment of options to mitigate existing and projected coastal hazard impacts on coastal communities in high hazard areas that is prepared to inform a local government planning scheme. Options may include retreat, avoidance, and defence, taking into account long-term social, financial and environmental factors.
Adjoining premises	adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.
Adventure tourism	adventure tourism means an organised tourism activity involving travel to remote or natural locations in order to take part in physically challenging outdoor activities in nature. Such activities include mountaineering, bungee jumping, mountain biking, canoeing, scuba diving, rafting, kayaking, zip-lining, paragliding, canyoneering, abseiling, sandboarding, caving, and rock climbing.
Advertising device	advertising device: (a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and (b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.
Affordable housing	affordable housing means housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs. Note – as defined in <i>Planning Regulation 2017</i>.
Agricultural land	agricultural land is a collective term for mapped Agricultural Land Class (ALC) A and B, Important Agricultural Areas (IAA) and Locally Important Agricultural Areas (LIAA)
Algal bloom	algal bloom means a bloom of algae in coastal or estuarine waters.

Column 1 Term	Column 2 Definition
Annual exceedance probability (AEP)	annual exceedance probability means the likelihood of occurrence of a flood or storm tide inundation event of a given size or larger in any one year, usually expressed as a percentage. For example, if an event has an AEP of 1 per cent, it means that there is a 1 per cent risk (i.e. a likelihood of 1 in 100) of this event occurring in any one year. A 1 per cent AEP event should not be interpreted as only occurring once in 100 years. Note – definition from State Planning Policy – State interest guideline for Natural hazards, risk and resilience (August 2016).
Aquaculture development area	aquaculture development area means an area identified in the State planning policy – state interest guideline (agriculture).
Australian height datum (AHD)	Australian height datum (AHD) means the survey height datum adopted by the National Mapping Council as the datum to which all vertical control for mapping is to be referred. 0.0 metres AHD approximates mean sea level.
Average width	average width , of a lot, means the distance, measured in metres, between the midpoint on each side boundary of the lot.
Base date	base date means the date from which the local government has estimated future infrastructure demand and costs for the local government area.
Basement	basement means a space: (a) between a floor level in a building and the floor level that is immediately below it; and (b) no part of which is more than 1m above ground level.
Boundary clearance	boundary clearance means the distance between a building or structure on premises and the boundary of the premises and the boundary of the premises, measured from the part of the building or structure that is closest to the boundary, other than a part that is: (a) an architectural or ornamental attachment; or (b) a rainwater fitting. Examples: (1) If the fascia of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between the outside of the fascia and the boundary. (2) If a point on the roof of a building is the part of the building that is closest to the boundary, the boundary clearance is the distance between that point on the roof and the boundary.
Building envelope plan	building envelope plan means a plan showing a nominated area in which the outermost projection of a proposed building is to be contained. The building envelope is sized to reflect the outermost projection of the proposed building and allow for some design variances.

Column 1 Term	Column 2 Definition
Building height	building height , of a building, means: (a) the vertical distance, measured in metres, between the ground level of the building and the highest point on the roof of the building, other than a point that is part of an aerial, chimney, flagpole or load-bearing antenna; or (b) the number of storeys in the building above ground level.
Capital dredging	capital dredging means new dredging for navigation, to enlarge existing channels, ports, marinas and boat harbours. It also includes excavation to create trenches for pipes, cables, and immersed tube tunnels, to remove material unsuitable for foundations and to remove overburden or aggregate.
Climate change	climate change means a change in the state of the global climate induced by anthropogenic change to the atmospheric content of greenhouse gases and that persists for an extended period, typically decades or longer.
Coast	coast : as defined under the <i>Coastal Protection and Management Act 1995</i> .
Coastal activities	coastal activities means development activities within coastal waters.
Coastal building line	coastal building line : as defined under the <i>Coastal Protection and Management Act 1995</i> .
Coastal catchment	coastal catchment means the catchment of a waterway that flows to the coast – excludes coastal catchments that drain to a dam or similar substantive structure that restricts downstream flow.
Coastal-dependent development	coastal-dependent development means development that in order to function must be located in tidal waters or be able to access tidal water and: (a) may include, but is not limited to: (i) industrial and commercial facilities such as ports, public marine development, harbours and navigation channels and facilities, aquaculture involving marine species, desalination plants, tidal generators, coastal protection works, erosion control structures and beach nourishment; (ii) tourism facilities for marine (boating) purposes; (iii) community facilities and sporting facilities which require access to tidal water in order to function, such as surf clubs, marine rescue, rowing and sailing clubs; or (iv) co-located residential and tourist uses that are part of an integrated development proposal (e.g. mixed use development) incorporating a marina, if these uses are located directly land ward of the marina and appropriately protected from natural hazards; but (b) does not include: (i) residential development, including canal development, as the primary use; (ii) waste management facilities, such as landfills, sewage treatment plants; or (iii) transport infrastructure, other than for access to the coast. Note – definition from State Planning Policy July 2017.

Column 1 Term	Column 2 Definition
Coastal erosion	coastal erosion means the loss of land or the removal of beach or dune sediments by wave action, wind action, tidal currents or water flows or permanent inundation due to sea-level rise. Note – definition from State Planning Policy July 2017.
Coastal hazard	coastal hazard: see the <i>Coastal Protection and Management Act 1995</i>, schedule. Note – definition from State Planning Policy July 2017.
Coastal hazard area	coastal hazard area means an area affected by a coastal hazard, including: (a) a storm tide inundation area; (b) an erosion prone area; and/or (c) any other area identified by a local government as an area affected by a coastal hazard, based on a fit for purpose coastal hazard study, and contained within that local government's planning scheme. Note – definition from State Planning Policy – State interest guideline for Natural hazards, risk and resilience (August 2016).
Coastal hazard impact	coastal hazard impact means the impact resulting from one or more of the following: (a) coastal erosion within an erosion prone area that is also within the coastal management district; (b) a defined storm-tide event; (c) the permanent inundation of land due to a sea-level rise of 0.8 metres by 2100 (relative to 1990).
Coastal hazard risk	coastal hazard risk means exposure to the chance of injury or loss from a coastal hazard impact.
Coastal landforms	coastal landforms means the physical features of the earth's surface on the coast such as beaches and coastal dunes, coastal plains, river mouths, river banks and cliffs.
Coastal management district (CMD)	coastal management district (CMD) means a coastal management district under the <i>Coastal Protection and Management Act 1995</i>, other than an area declared under section 54(2) of that Act. Note – The coastal management district is shown on the SPP IMS. Note – definition from State Planning Policy July 2017.
Coastal protection work	coastal protection work means any permanent or periodic work undertaken primarily to manage the impacts of coastal erosion or storm tide inundation, including altering physical coastal processes such as sediment transport. Coastal protection work includes erosion control structures. Note – definition from State Planning Policy July 2017.
Coastal resources	coastal resources: see the <i>Coastal Protection and Management Act 1995</i>, section 12. Note – definition from State Planning Policy July 2017.

Column 1 Term	Column 2 Definition
Coastal waters	coastal waters: as defined under the <i>Coastal Protection and Management Act 1995</i> .
Coastal wetlands	coastal wetlands: as defined under the <i>Coastal Protection and Management Act 1995</i> .
Coastal zone	coastal zone: as defined under the <i>Coastal Protection and Management Act 1995</i> .
Coastline	coastline means the interim coastline for regional coastal management plans published by the Environmental Protection Agency on 5 June 2006.
Commonwealth Great Barrier Reef Marine Park	Commonwealth Great Barrier Reef Marine Park means the Great Barrier Reef Marine Park established in the <i>Great Barrier Reef Marine Park Act 1975</i> (Commonwealth).
Community infrastructure for essential services	community infrastructure for essential services means: (a) educational establishment; or (b) emergency services; or (c) hospital.
Constructed lake	constructed lake means an artificial body of permanent open water that is generally land locked without a direct connection to tidal waterways with either an edge that may be fringed with emergent macrophytes or a hard edge. While submerged macrophytes may occur throughout the water column, the dominant feature is open water. A constructed lake is one type of non-tidal artificial waterway. There are other forms of non-tidal artificial waterways that are not constructed lakes. The definition of a constructed lake specifically excludes stormwater treatment measures including constructed wetlands and sediment ponds.
Constructed waterbody	constructed waterbody means a constructed, exposed area containing a body of water (either permanent, seasonal, or intermittent due to flooding) with a surface area of 10m ² or more. Does not include swimming pools. Examples include: aquaculture ponds, dams, drains, lakes, ponds, stormwater detention basins, and wetlands.
Contaminant	contaminant means one or more of the prescribed water contaminants listed in schedule 9 of the <i>Environmental Protection Regulation 2008</i> . Note – definition from State Planning Policy July 2017.
Contaminated stormwater	contaminated stormwater means stormwater that contains a contaminant. Note – definition from State Planning Policy July 2017.
Critical infrastructure	critical infrastructure means any of the following uses: (a) major electricity infrastructure; or (b) renewable energy facility; or (c) substation; or (d) telecommunications facility; or (e) utility installation.

Column 1 Term	Column 2 Definition
Defined flood event	defined flood event means the event (measured in terms of likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area. The defined flood event is the 1% AEP flood event plus climate change factor, unless otherwise indicated for essential community service infrastructure or in a land use immunity table.
Defined flood level	defined flood level means the level to which it is reasonably expected flood waters may rise.
Defined storm-tide event (DSTE)	defined storm-tide event (DSTE) means the event (measured in terms of likelihood of reoccurrence) and associated inundation level adopted to manage the development of a particular area. The defined storm-tide event is the 1% AEP storm-tide plus climate change factor, unless otherwise indicated for essential community service infrastructure.
Demand unit	demand unit means a unit of measurement for measuring the level of demand for infrastructure.
Demonstrated need	demonstrated need (for coastal protection work) means evidence has been provided including arguments and reasoning to prove the case.
Design objectives	design objectives means quantifiable objectives for temporary and permanent water management infrastructure. They reflect achievable and tested regionally specific designs for planning and development to ensure water sensitive urban design (WSUD) is implemented in a regionally consistent way to help achieve water quality objectives (WQOs) in receiving waterways: (a) for stormwater management, the typical design objectives include rainfall capture, peak discharge limits, and minimum reductions in contaminant loads for nutrients, gross pollutants, and total suspended solids. (b) for erosion and sediment control, the typical design objectives include drainage control, erosion control, sediment control, and water quality outcomes such as total suspended solids, and turbidity. Note – recommended minimum stormwater design objectives are shown in Chapter 2 of the 'Urban Stormwater Quality Planning Guideline' (2010).
Development	development means any of the following: (a) carrying out building work; (b) carrying out plumbing or drainage work; (c) carrying out operational work; (d) reconfiguring a lot; (e) making a material change of use of premises. Note – definition from the <i>Planning Act 2016</i>. Each term in this definition is further defined in the <i>Planning Act 2016</i>.

Column 1 Term	Column 2 Definition
Development footprint	development footprint, for development, means a part of the premises that the development relates to, including, for example, any part of the premises that, after the development is carried out, will be covered by: (a) buildings or structures, measured to their outermost projection; or (b) landscaping or open space; or (c) facilities relating to the development; or (d) on-site stormwater drainage or wastewater treatment; or (e) a car park, road, access track or area used for vehicle movement; or (f) another area of disturbance.
Development commitment	development commitment means any of the following: (a) as of the date of commencement of this policy, development with a valid preliminary approval; or (b) development that arises from and is necessary to give effect to a valid development approval (c) development that is: (i) consistent with the regional plan or any applicable state planning regulatory provision; or (ii) explicitly anticipated by and consistent with the relevant zone (or equivalent), all applicable codes, and any other requirements of the planning scheme or other local planning instrument (d) development that is located within a state development area and is consistent with the development scheme prepared for the state development area (e) development consistent with a designation for community infrastructure made before this policy commenced (f) for development that is government supported transport infrastructure⁴, development that is consistent with a government approval to construct given before the date of commencement of the planning scheme. Note – A development commitment does not include circumstances where the planning scheme makes the principle of the use subject to further planning or environmental assessment.
Domestic activity	domestic activity means the use of premises for a residential purpose and associated activities comprising any one or more of the following: (a) a single residential dwelling on an existing lot; (b) home based business employing no more than two non-resident people; or (c) relatives accommodation (e.g. secondary dwelling, granny flat).
Domestic outbuilding	domestic outbuilding means a non-habitable class 10a building that is: (a) a shed, garage or carport; and (b) ancillary to a residential use carried out on the premises where the building is
Dugong protection areas	dugong protection areas: as described under the <i>Fisheries Regulation 2008</i>.

⁴ Government supported transport infrastructure has the meaning given in Schedule 6 of the *Transport Infrastructure Act 1994*.

Column 1 Term	Column 2 Definition
Dwelling	dwelling means all or part of a building that: (a) is used, or capable of being used, as a self-contained residence; and (b) contains: (i) food preparation facilities; and (ii) a bath or shower; and (iii) a toilet; and (iv) a wash basin; and (v) facilities for washing clothes.
Ecological corridor	ecological corridor means an area of land (typically vegetated), or water, including areas above and below ground, that is capable of providing fauna habitat in its own right, and/or has the potential to do so, while allowing fauna to move to and between other habitats.
Ecological values	ecological values means the intrinsic natural qualities, characteristics or worth attributable to an ecosystem.
Ecologically sustainable development	ecologically sustainable development: as defined under the <i>Coastal Protection and Management Act 1995</i>.
Ecosystem	ecosystem means a dynamic complex of plant, animal and micro-organism communities and their non-living environment interacting as a functional unit.
Environmental offsets	environmental offsets means an activity undertaken to counterbalance a significant residual impact of a prescribed activity on a prescribed environmental matter. Note – Further information on how to apply offsets is available in the <i>Queensland Government Environmental Offsets Policy 2008</i>. Note – as defined in <i>Environmental Offsets Act 2014</i>.
Environmental value	environmental value: see the <i>Environmental Protection Act 1994</i>, section 9. Note – The <i>Environmental Protection (Water) Policy 2009</i> states the environmental values of waters. Note – definition from State Planning Policy July 2017.
Erosion control structure	erosion control structure means a structure designed to protect land or to permanently alter sediment transport processes and includes a structure such as seawall or revetment (rock walls), groyne, artificial reef or breakwater. Note – definition from State Planning Policy July 2017.
Erosion prone area	erosion prone area: see the <i>Planning Regulation 2017</i>. Note – Erosion prone areas are indicatively shown on the SPP IMS. Erosion prone areas are identified in accordance with the methodology set out in the Coastal hazard technical guide, Department of Environment and Heritage Protection, 2013 and use the following factors to account for the projected impacts of climate change by the year 2100: (a) a sea level rise factor of 0.8 metres (b) an increase in the maximum cyclone intensity by 10 per cent. Note – definition from State Planning Policy July 2017.

Column 1 Term	Column 2 Definition
Essential community services	essential community services means community infrastructure that: (a) performs an important role and is required to function during and immediately after a natural hazard event; and (b) includes any of the following uses: (i) air service; or (ii) community use; or (iii) education establishment; or (iv) emergency services, including evacuation centres; or (v) health care service; or (vi) hospital.
Farm based tourism	farm based tourism means an ancillary tourism activity carried out on a farm where members of the general public are allowed to view or participate in farming practices, harvest-your-own activities, guided farm tours, petting zoo, and other attractions related to farming or agricultural activities. Farm based tourism does not include accommodation, which is separately defined as short-term accommodation - farm stay.
Food tourism	food tourism means a tourism activity where members of the general public participate in a culinary experience involving the consumption and appreciation of authentic locally produced food.
Footpath awning	footpath awning means a solid weather proof structure over the pedestrian footpath that is either attached or detached to a building. The awning is of a cantilever design and does not include canvas structures, shade sails and umbrellas.
Freeboard	freeboard means a height above the defined flood event that takes account of matters that may cause flood waters to rise above the defined flood event. For the purposes of the planning scheme, 300mm is the adopted Freeboard.
GIS Multi Criteria Analysis Methodology	GIS multi criteria analysis methodology means a methodology commissioned by the Department of Transport and Main Roads on behalf of boating infrastructure delivery agencies.
Greater Whitsunday region	Greater Whitsunday region includes the local government areas of Mackay Regional Council, Isaac Regional Council and Whitsunday Regional Council.
Gross floor area	gross floor area, for a building, means the total floor area of all storeys of the building, measured from the outside of the external walls and the centre of any common walls of the building, other than areas used for: (a) building services, plant or equipment; or (b) access between levels; or (c) a ground floor public lobby; or (d) a mall; or (e) parking, loading or manoeuvring vehicles; or (f) unenclosed private balconies, whether roofed or not.
Ground level	ground level means: (a) the level of the natural ground; or (b) if the level of the natural ground has changed, the level as lawfully changed.

Column 1 Term	Column 2 Definition
Groundwater	groundwater means subartesian water or artesian water.
Habitable room	habitable room means a room used for normal domestic activities, and: (a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, home theatre and sunroom; but (b) excludes a bathroom, laundry, water closet, pantry, walk-in wardrobe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, and other spaces of a specialised nature occupied neither frequently nor for extended periods. Note – definition from the <i>Building Code of Australia</i>.
Hazardous vegetation	hazardous vegetation means vegetation that could result in a bushfire hazard when burnt and could support a significant bushfire. Hazardous vegetation may or may not be mapped as a Medium, High or Very High Bushfire Hazard Area.
Hazardous material	hazardous material means a substance with potential to cause harm to persons, property or the environment because of one or more of the following: • the chemical properties of the substance • the physical properties of the substance • the biological properties of the substance. Hazardous material, for the purposes of flood hazard, means hazardous materials present in quantities identified in the <i>Work Health and Safety Regulation</i>, schedule 15, or in quantities that would constitute the use being a hazardous chemical facility.
Hazardous material in bulk	hazardous material in bulk means hazardous materials as defined in the <i>Dangerous Goods Safety Management Act 2001</i> (except that radioactive substances and infectious substances are excluded) in quantities that: (a) would be equivalent to or exceed the minimum quantities set out to determine a Large Dangerous Goods Location in the <i>Dangerous Goods Safety Management Regulation</i>; or (b) would require a licence for a magazine for the storage of an explosive under the <i>Explosives Regulation 1955</i>.
Hazardous materials in the context of bushfire hazard	hazardous materials in the context of bushfire hazard means hazardous chemicals that are present at the levels or in the quantities that would constitute the use being a hazardous chemical facility. Hazardous materials that are present in the quantities identified in the <i>Work Health and Safety Regulation</i> , schedule 15.
High coastal hazard area	high coastal hazard area means one or more of the following: (a) the part of the erosion prone area that is within the coastal management district (b) land that is projected to be permanently inundated due to 0.8 metre sea-level rise relative to 1990 (c) the part of the storm-tide inundation area that is projected to be temporarily inundated to a depth of one metre or more during a defined storm-tide event (refer to the coastal hazards guideline).

Column 1 Term	Column 2 Definition
High density residential development	high density residential development means residential development involving: (a) maximum plot ratio (maximum density) – 2.5:1 (b) minimum number of dwellings provided (minimum density) – equivalent of 1 dwelling per every 75m² of site area; (c) maximum building height – if in the High density residential zone – 32 metres above ground level (10 storeys); or if in building height area 1 in the Mackay city centre local plan – 49 metres AHD (d) typical building form – medium-rise apartments, high-rise apartment
Higher density (residential development)	higher density (residential development) means residential densities higher than low density, that is – low-medium, medium, medium-high and high density residential development. Therefore, higher density residential development means dwellings occupy not more than 500m ² of site area.
Highest astronomical tide (HAT)	highest astronomical tide (HAT) means the highest sea level which can be predicted to occur under average meteorological conditions and any combination of astronomical conditions.
Home based childcare	home based childcare means part of a dwelling being used for the minding and care of two or more children, for a day or part of a day, for fee or reward by a person residing in the dwelling. The activity accords with the <i>Education and Care Services Act 2013</i> , <i>Education and Care Services National Law</i> and the relevant rules and regulations for family day care in Queensland.
Household	household means 1 or more individuals who: (a) live in a dwelling with the intent of living together on a long-term basis; and (b) make common provision for food and other essentials for living.
Hydrodynamic forces	hydrodynamic forces means the force exerted on its surroundings by a moving body of water (for example force exerted on a structure by waves).
Hydrological regime	hydrological regime means the surface and groundwater flows of water into and out of a wetland, and its associated natural wetting and drying cycle, over an appropriate temporal scale. It includes: (a) peak flows, (b) volume of flows (c) duration of flows (d) frequency of flows (e) seasonality of flows (f) water depth (seasonal average) (g) wetting and drying cycle
Hydrostatic forces	hydrostatic forces means the force exerted on its surroundings by a body of water at rest (for example force exerted on a dam wall).
Industrial zone	industrial zone means high impact industry zone, low impact industry zone and industry investigation zone.

Column 1 Term	Column 2 Definition
Iron floc	<i>iron floc</i> means particulate deposits of iron (ferric) compounds which under oxygenated conditions clump together to form a 'coat' on water surfaces and can often give water a rust brown appearance resulting in staining of pipes and structures. A common way to remove iron from waters is to neutralise and aerate to allow the iron floc to precipitate and settle out of solution.
Key active frontage streets	<i>key active frontage streets</i> means streets within centres, often the 'main street', where it is considered important that new development maintains / creates a street-orientated built form character and high quality pedestrian environment. The following are key active frontage streets: (a) Mackay city centre: refer to Figure 7.2.1.3.A – Mackay city centre street frontages in the Mackay city centre local plan (b) Rural View major centre: new north-south key active frontage street required within Northern Beaches Central shopping centre (both sides) (c) Sarina major centre: (i) Broad Street (western side between Venton Street and Railway Square and eastern side between Johnson Street and Brewers Road); and (ii) Central Street (both sides between Brandon Street and Broad Street) (d) West Mackay district centre (Fourways): (i) Nebo Road (both sides between Bridge Road and Milne Lane / Adrian Street); and (ii) Bridge Road (both sides for the full extent of the district centre zone) (e) Marian district centre: Duffy Court

Column 1 Term	Column 2 Definition
	(f) North Mackay district centre: (i) Evans Avenue (north-eastern side between Canberra Street and Palmer Street and south-western side between Hodder Street and Sams Road); and (ii) Palmer Street (both sides between Evans Avenue and Grendon Street); and (iii) Grendon Street (both sides between Palmer Street and Evans Avenue) (g) Walkerston district centre: Dutton Street (northern side between Bold Street and Centenary Park and southern side between Bold Street and St John's Catholic Primary School (to, not including) (h) Andergrove Lakes (strategic) local centre: new key active frontage street required within the centre (i) Blacks Beach (strategic) local centre: new key active frontage street required within the centre (j) Mirani (strategic) local centre: (i) Alexandra Street (northern side between Augusta Street and Mirani Police Station) (ii) Victoria Street (southern side between Augusta Street and Caroline Street) (k) Shoal Point (strategic) local centre: new key active frontage street required within the centre (l) Evan Street (existing) local centre (South Mackay): Evan Street (both sides for the full extent of the local centre zone) (m) Martins Corner (existing) local centre (Mackay): Shakespeare Street (northern side for the full extent of the local centre zone) (n) Moore Street (existing) local centre (Mackay): (i) Shakespeare Street (both sides for the full extent of the local centre zone) (ii) Moore Street (eastern side for the full extent of the local centre zone) (iii) Wentford Street (eastern side for the full extent of the local centre zone) (o) Ungerer Street (existing) local centre (North Mackay): Ungerer Street (southern side for the full extent of the local centre zone) (p) Finch Hatton Neighbourhood centre: Zahmel Street
Key urban area	key urban area means land identified as “urban area” and “industrial” in Mackay, Sarina, Walkerston, Marian and Mirani on the Strategic Framework mapping – Schedule 2.
Landscape works	landscape works means the planning, design and implementation of all hardscape and softworks treatment of the surface of the land in all areas external to the building envelope. This may include both public and private open space areas and road reserves for the purposes of enhancing amenity and function.

Column 1 Term	Column 2 Definition
Low density residential development	<i>low density residential development</i> means residential development involving: (a) lot size – not less than 400m² (b) maximum plot ratio – 0.5:1 (c) maximum building height – 8.5 metres above ground level (2 storeys) (d) typical building form: detached dwellings
Low-medium density residential development	<i>low-medium density residential development</i> means residential development involving: (a) maximum plot ratio – 0.6:1 if the site is adjacent to a public transport route, within 200 metres of a multi-purpose centre zone, or within 200 metres of usable open space, or 0.5:1 in other locations (b) minimum number of dwellings provided (minimum density) – equivalent of 1 dwelling per every 500m² (c) maximum building height – 8.5 metres above ground level (2 storeys) (d) typical building form – detached dwellings, semi-detached dwellings, attached dwellings
Maritime development area	<i>maritime development area</i> means a specific area where it has been demonstrated to the satisfaction of the Department of Environment and Resource Management that the area is suitable for identification as a maritime development area in accordance with the maritime development area methodology.

Column 1 Term	Column 2 Definition
Matters of State Environmental Significance (MSES)	matters of state environmental significance (MSES) means the following natural values and areas: (a) protected areas (including all classes of protected area except coordinated conservation areas) under the <i>Nature Conservation Act 1992</i> (b) 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zones under the <i>Marine Parks Act 2004</i> (c) areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008 (d) a designated precinct, in a strategic environmental area under the Regional Planning Interests Regulation 2014, schedule 2, part 5, s15(3) (e) wetlands in a wetland protection area or wetlands of high ecological significance shown on the map of referable wetlands under the Environmental Protection Regulation 2008 (f) wetlands and watercourses in high ecological value waters identified in the Environmental Protection (Water) Policy 2009, schedule 1 (g) legally secured offset areas as defined under the <i>Environmental Offsets Act 2014</i>. (h) threatened wildlife under the <i>Nature Conservation Act 1992</i> and special least concern animals under the <i>Nature Conservation (Wildlife) Regulation 2006</i> (i) marine plants under the <i>Fisheries Act 1994</i> (excluding marine plants in an urban area) (j) waterways that provide for fish passage under the <i>Fisheries Act 1994</i> (excluding waterways providing for fish passage in an urban area) (k) high risk area on the flora survey trigger map as described in the Environmental Offsets Regulation 2014, schedule 2, part 6(1) (l) regulated vegetation under the <i>Vegetation Management Act 1999</i> that is: (i) category B areas on the regulated vegetation management map, that are 'endangered' and 'of concern' regional ecosystems (ii) category C areas on the regulated vegetation management map that are 'endangered' and 'of concern' regional ecosystems (iii) category R areas on the regulated vegetation management map (iv) areas of essential habitat on the essential habitat map for wildlife prescribed as 'endangered wildlife' or 'vulnerable wildlife' under the <i>Nature Conservation Act 1992</i> (v) category A, B, C or R areas on the regulated vegetation management map that are located within a defined distance¹⁰ from the defining banks of a relevant watercourse identified on the vegetation management watercourse and drainage feature map (vi) category A, B, C or R areas on the regulated vegetation management map that are located within a wetland or within 100 metres from the defining bank of a wetland identified on the vegetation management wetlands map. Note – Where possible, MSES is indicatively shown on the SPP IMS. Note – definition from State Planning Policy July 2017.

Column 1 Term	Column 2 Definition
Medium density residential development	medium density residential development means residential development involving: (a) maximum plot ratio (maximum density) – 0.8:1 (b) minimum number of dwellings provided (minimum density) – equivalent of 1 dwelling per every 200m² (c) maximum building height – 8.5 metres above ground level (2 storeys) (d) typical building form – semi-detached dwellings, attached dwellings
Minor building work	minor building work means building work that increases the gross floor area of a building by no more than the lesser of the following: (a) 50m²; (b) an area equal to 5% of the gross floor area of the building
Minor building work – industry activities	minor building work – industry activities means an alteration, addition or extension to an existing building occupied by an industry activity, where the floor area is less than 10% of the building or 200m ² , whichever is the lesser.
Minor electricity infrastructure	minor electricity infrastructure means development stated in the Planning Regulation 2017, schedule 6 section 26(5).
Minor marine development	minor marine development means minor public marine development and private marine access structures.
Minor public marine development	minor public marine development means maritime facilities such as boat ramps, pontoons, slipways, wharves and jetties that serve a public purpose. To remove any doubt, a new navigation channel is not minor public marine development.
Multi-purpose centre	multi-purpose centre means the Principal centre zone, Major centre zone, District centre zone, Local centre zone and Neighbourhood centre zone. The Specialised centre zone is not a multi-purpose centre.
Multi-storey medium density	multi-storey medium density means residential development involving: (a) maximum plot ratio (maximum density) – 1.5:1 in areas identified for 5 storey development and 1.2:1 in areas identified for 3 storey development (b) minimum number of dwellings provided (minimum density) – equivalent of 1 dwelling per every 200m² (c) maximum building height – 17 metres above ground level (5 storeys) in certain areas and 11 metres above ground level (3 storeys) in certain areas (refer to Medium density residential zone) (d) typical building form – low-rise apartments
Net developable area	net developable area , for premises, means the area of the premises that: (a) is able to be developed; and (b) is not subject to a development constraint, including, for example, a constraint relating to acid sulfate soils, flooding or slope.

Column 1 Term	Column 2 Definition
Net dwelling density	net dwelling density means the measure of housing density expressed as dwellings or lots per hectare, calculated by adding the area of residential lots and the area of local streets and parks, and then dividing by the number of dwellings or residential lots created. Note – definition from Mackay, Isaac and Whitsunday Regional Plan 2012.
Non-resident workers	non-resident worker means a person who: (a) performs work as part of: (i) a resource extraction project; or (ii) a project identified in a planning scheme as a major industry or infrastructure project; or (iii) a rural use; and (b) lives, for extended periods, in the locality of the project, but has a permanent residence elsewhere. Example of a non-resident worker: a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements.
Non-tidal artificial waterway	non-tidal artificial waterway means access channels, constructed urban lakes or other bodies of water that are designed to be: (a) permanent bodies of open water (b) fringed with hard edges or emergent macrophytes (c) indirectly connected to tidal water (by a lock or weir or other system), or (d) artificial lakes (generally land locked without a direct connection to tidal waterways). For the purposes of the policy, non-tidal artificial waterways do not include waterbodies used only for aquaculture or agricultural activities.

Column 1 Term	Column 2 Definition
Nutrient hazardous areas	<i>nutrient hazardous areas</i> means areas containing appreciable levels of nutrients of concern that may contribute to increased occurrence, frequency or intensity of coastal algal blooms (particularly nitrogen, phosphorus, iron and organic matter). Hazard maps are used to spatially represent nutrient hazardous areas vulnerable to the supply and potential export of nutrients of concern for coastal algal blooms. Course-scale maps are regionally based and used to indicate nutrient hazardous areas where more detailed mapping is needed. Detailed hazard maps are more locally based and produced at a scale suitable for inclusion into local government planning instruments. Areas may have any of the following features: (a) soil or vegetation types that are naturally conducive to high concentrations of nitrogen, phosphorus, iron and/or organic matter (for example, wetlands, marine and alluvial sediments) or where management activities or land use contribute to intensification or mobilisation of these nutrients of concern (for example, disturbance of acid sulfate soils) (b) site conditions (for example, water logging and anaerobic conditions, perched groundwater tables) that promote formation of nutrients into bioavailable form (c) location in close proximity to waterways or with site conditions that readily promote transport of nutrients to waterways or groundwater (for example, highly transmissive, permeable soils such as Podzols). Where local government areas have not been mapped for the above features the information requirements for development assessment should investigate the development site for the risk of mobilisation of nutrients of concern. See Implementing Policies and Plans for Managing Nutrients of Concern for Coastal Algal Blooms in Queensland for further details.
Nutrients of concern	<i>nutrients of concern</i> means nutrients or other trace elements that can enhance the growth of algae and include nitrogen, phosphorus, iron or organic matter (dissolved organic carbon). These elements have been shown to increase the severity of <i>Lyngbya majuscula</i> (cyanobacterium) blooms. See Nutrient hazardous areas.
Open verandah	<i>open verandah</i> means that all elevations, and parts of elevations, that do not adjoin a building wall are 'open'. For the purposes of this definition, 'open' means that, excluding verandah balustrade, elevations are not fully or partially enclosed by: • solid walls, glazing/windows or doors • semi-open (eg. separated battens, lattice, screens) walls, glazing/windows, louvres, panels or doors
Outermost projection	<i>outermost projection</i>, of a building or structure, means the outermost part of the building or structure, other than a part that is: (a) a retractable blind; or (b) a fixed screen; or (c) a rainwater fitting; or (d) an ornamental attachment.

Column 1 Term	Column 2 Definition
Overriding need in the public interest	<i>overriding need in the public interest</i> means: (a) the overall social, economic and environmental benefits of the development outweigh: (i) any detrimental effect upon the natural values of the land and adjacent areas; (ii) any conflicts it has with the policy outcome of the relevant SPP where applicable; and (b) the development cannot be located elsewhere so as to avoid conflicting with the policy outcome of the relevant SPP where applicable. The following do not establish an overriding need in the public interest: (c) uses with relatively few location-based requirements (d) interests in, or options over the land (e) availability or ownership of land.
Patron	<i>patron</i> means any person who attends the facility for a major event. Therefore, patrons can include spectators, delegates, sporting competitors, performers, officials, employees and other types of participants.
Physical coastal processes	<i>physical coastal processes</i> means natural processes of the coast including sediment transport; fluctuations in the location and form of the foreshore, dune systems and associated ecosystems; tides; changes in sea level and coastal hazards (for example, storm-tide), ecological processes (for example, migration of plant and animal species) and the natural water cycle (for example, coastal wetlands' role in nutrient filtration and flood mitigation).
Planning assumption	<i>planning assumption</i> means an assumption about the type, scale, location and timing of future growth in the local government area.
Plot ratio	<i>plot ratio</i> means the ratio of the gross floor area of a building on a site to the area of the site.
Podium	<i>podium</i> means a section of a building at its base, which is clearly differentiated from the spaces above it by its physical form or by the type of space inside it. Podiums can also be used to define the lower floors of a building without setbacks, when these floors hold common areas in contrast to the private floors above them. A podium includes the ground floor level.
Primary road frontage	<i>primary road frontage</i> means: (a) on sites with 1 road frontage only, the primary road frontage is the road frontage (b) on corner sites (sites with 2 or more road frontages), the primary road frontage is: (i) is the shorter of the two road frontages; or (ii) where the 2 road frontages are the same length, the frontage that buildings on adjoining and nearby sites primarily address (front door, letter box and mailing address).

Column 1 Term	Column 2 Definition
Probable maximum flood (PMF)	<i>probable maximum flood (PMF)</i> means the hypothetical flood estimate relevant to specific catchment whose magnitude is such there is negligible chance of it being exceeded. It represents a notional upper limit of flood magnitude, and no attempt is made to assign a probability of exceedance to such an event. It is also used to define the extent of flood-prone land. The PMF causes the largest scale of flood emergency and is also therefore often used for emergency management planning.
Projection area	<i>projection area</i> means a part of the local government area for which the local government has carried out demand growth projection.
Recommended storm-tide event (RSTE)	<i>recommended storm-tide event (RSTE)</i> means the storm-tide event that would correlate with the recommended storm-tide event level for particular types of essential community service infrastructure.
Residential zone	<i>residential zone</i> means premises designated in a local categorising instrument as residential. For the purposes of the Mackay Region Planning Scheme 2017, residential zone includes emerging community zone, high density residential zone, low density residential zone, medium density residential zone and township zone.
Risk (natural hazards)	<i>risk (natural hazards)</i> means a concept used to describe the likelihood of harmful consequences arising from the interaction of hazards, community and the environment.
Secondary dwelling	<i>secondary dwelling</i> means a dwelling, whether attached or detached, that is used in conjunction with, and subordinate to, a dwelling house on the same lot.
Secondary road frontage	<i>secondary road frontage</i> , on corner sites (sites with 2 or more road frontages), means: (a) the frontage that is the longer of the two road frontages; or (b) where the 2 road frontages are the same length, the frontage that buildings on adjoining and nearby sites do not primarily address (front door, letter box and mailing address).
Sediment	<i>sediment</i> means solids (typically sand, silt, clay, mud, and other particulate matter) that are transported by water. Sediment is considered to be a 'contaminant' as defined in schedule 9 of the <i>Environmental Protection Regulation 2008</i> (made under the <i>Environmental Protection Act 1994</i>).
Self-contained recreational vehicle ground	<i>self-contained recreational vehicle ground</i> means land designated and managed for the purpose of short-term lodging in self-contained recreational vehicle (RV's), motorhomes and caravans.
Self-contained recreational vehicle	<i>self-contained recreational vehicle</i> means a vehicle that has on board cooking, sleeping and toilet facilities and can: (a) hold fresh water; and (b) store greywater and blackwater.

Column 1 Term	Column 2 Definition
Sensitive land use	<i>sensitive land use</i> means: (a) caretaker's accommodation; or (b) a childcare centre; or (c) a community care centre; or (d) a community residence; or (e) a detention facility; or (f) a dual occupancy; or (g) a dwelling house; or (h) a dwelling unit; or (i) an educational establishment; or (j) a health care service; or (k) a hospital; or (l) a hotel, to the extent the hotel provides accommodation for tourists or travellers; or (m) a multiple dwelling; or (n) a relocatable home park; or (o) a residential care facility; or (p) a resort complex; or (q) a retirement facility; or (r) rooming accommodation; or (s) rural workers' accommodation; or (t) short-term accommodation; or (u) a tourist park; or (v) workforce accommodation. Note – definition from the <i>Planning Regulation 2017</i>.
Sensitive land use zone	<i>sensitive land use zone</i>: includes community facilities zone, emerging community zone, high density residential zone, low density residential zone, medium density residential zone, mixed use zone, rural residential zone, tourism zone and township zone.
Service catchment	<i>service catchment</i> means an area serviced by an infrastructure network.
Setback	<i>setback</i>, for a building or structure, means the shortest distance, measured horizontally, between the outermost projection of the building or structure to the vertical projection of the boundary of the lot where the building or structure is.
Sex work business	<i>sex work business</i> means a business that provides services that include sex work and includes, for example: (a) an escort agency providing services that include sex work; or (b) a home-based sex work business.
Short-term rental accommodation	<i>short-term rental accommodation</i> means the whole or partial use of a dwelling for unhosted accommodation on a commercial basis for a period not exceeding 3 consecutive months. Note – Unhosted means the owner or long-term tenant of the dwelling does not reside at the dwelling. Note – This term does not replace or override the following regulated land use definitions: • home-based business, involving hosted bed and breakfast; or • party house; or • short-term accommodation.

Column 1 Term	Column 2 Definition
Site	site, of development, means the land that the development is to be carried out on. Examples: (1) 1 If development is to be carried out on part of a lot, the site of the development is that part of the lot. (2) If development is to be carried out on part of 1 lot and part of an adjoining lot, the site of the development is both of those parts.
Site cover	site cover, of development, means the portion of the site, expressed as a percentage, that will be covered by a building or structure, measured to its outermost projection, after the development is carried out, other than a building or structure, or part of a building or structure, that is: (a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or (b) a basement that is completely below ground level and used for car parking; or (c) the eaves of a building; or (d) a sun shade.
State development area	State development area: see the <i>Planning Regulation 2017</i>. Note – State development areas are shown on the SPP IMS. Note – definition from State Planning Policy July 2017.
Storey	storey: (a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than: (i) a space containing only a lift shaft, stairway or meter room; or (ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or (iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or (iv) a basement with a ceiling that is not more than 1m above ground level; and (b) includes: (i) a mezzanine; and (ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.
Storm-tide	storm-tide means the temporary elevation of coastal water by a storm surge combined with the normally occurring astronomical tide.
Storm tide inundation area	storm tide inundation area means the area of land determined to be inundated during a defined storm tide event that is: (a) identified by a local government in a local planning instrument as a storm tide inundation area, based on a localised storm tide study prepared by a suitably qualified person; or (b) if the local government has not identified storm tide inundation areas in a local planning instrument in accordance with (a) above; shown on the SPP IMS as a storm tide inundation area. Note – definition from State Planning Policy July 2017.

Column 1 Term	Column 2 Definition
Stormwater quality management plan	stormwater quality management plan means a plan for a local area that assists local councils and other catchment managers to recognise the impacts of activities, to develop management strategies, and to integrate stormwater management systems in rural and urban areas. Note – A site SQMP may only apply to a specific development site. An urban stormwater quality management plan (USQM) for a local area may be a component of the SQMP (see urban stormwater quality management plan).
Streetscape rhythm	streetscape rhythm means the continuity of fundamental built-form elements along a street including building height, bulk, setbacks, orientation and alignment.
Suitably qualified person or suitably qualified professional	suitably qualified person or suitably qualified professional means one (or more) of the following: (a) for urban stormwater quality and flow management – a person with relevant tertiary qualifications or equivalent, including a registered practising engineer of Queensland (RPEQ) (civil engineering, environmental engineering). Such persons may be responsible for a site stormwater quality management plan (site SQMP) (b) for erosion and sediment control – a person who is a certified practising soil scientist (CPSS) or certified professional in erosion and sediment control (CPESC), or an RPEQ (or equivalent) with experience and training in soil science and erosion and sediment control. Such persons may be responsible for erosion and sediment control plans (ESCP) (c) for wastewater management – a person with appropriate tertiary qualifications or equivalent such as an RPEQ with experience in environmental engineering or environmental scientist (or similar) incorporating waste water management. Such persons may be responsible for a site waste water management plan for the design, operation or construction of a development (d) for management of non-tidal artificial waterways – a person with tertiary qualifications or equivalent such as an RPEQ (environmental engineering) or environmental scientist (or similar) and experience in incorporating waterway management. Such persons may be responsible for a waterway management plan for the design, operation or construction of a development with artificial waterways (e) for coastal algal blooms – a person with tertiary qualifications (that is, science) or equivalent and experience in planning and managing for soil nutrients, water quality, hydrology and acid sulfate soils (for example, certified practising soil scientist or certified environmental practitioner) (f) for acid sulfate soils – a person with tertiary qualifications (that is, science) or equivalent and experience in planning and managing for soils and acid sulfate soils (for example, certified practising soil scientist) (g) for bushfire - as per the definition in Part 10 of the Bushfire Resilient Communities – Technical reference guide.

Column 1 Term	Column 2 Definition
Temporary, readily relocatable or able to be abandoned	temporary, readily relocatable or able to be abandoned means a structure that, if threatened by coastal erosion or storm tide inundation, will be relocated, removed or allowed to be lost rather than protected from the impacts because it is: (a) of low economic value; and (b) is capable of being disassembled, is easily removed, or loss by erosion is of low consequence; and (c) is not an intrinsic part of infrastructure or will have high social value or need; or (d) intended to remain in place for only a short period and then removed, whether or not it is threatened by coastal erosion. Note – definition from State Planning Policy July 2017.
Temporary use	temporary use means a use that: (a) is carried out on a non-permanent basis; and (b) does not involve the construction of, or significant changes to, permanent buildings or structures.
Ultimate development	ultimate development, for an area or premises, means the likely extent of development that is anticipated in the area, or on the premises, if the area or premises are fully developed.
Urban purposes	urban purposes means, including for the purposes of local government infrastructure plans, a purpose for which land is used in cities or towns: (a) including residential, retail, commercial, industrial, community, sport and recreation, and government related purposes; but (b) not including rural residential, environmental, conservation, rural, natural or wilderness area purposes.
Urban stormwater quality management plan	urban stormwater quality management plan means a plan made as the urban stormwater component of a total water cycle management plan (TWCMP) for a local area and in accordance with the department's TWCMP Guideline and Urban Stormwater Quality Planning Guideline. An USQMP is a requirement under section 21 of the EP water policy as part of a TWCMP. Note – In other cases, an USQMP developed only for a particular site, may be a component of the Stormwater Quality Management plan (see definition above).
Urban zone	urban zone means any of the following zones: (a) low density residential zone, medium density residential zone or high density residential zone; (b) neighbourhood centre zone, local centre zone, district centre zone, major centre zone or principal centre zone; (c) low impact industry zone, high impact industry zone or industry investigation zone; (d) emerging community zone; (e) mixed use zone; (f) specialised centre zone; or (g) township zone.
Usable open space	usable open space means: (a) regional parks, local parks, linear parks, foreshore parks and natural parks (as defined by Planning scheme policy – open space) that are publicly accessible, regularly maintained and have developed facilities such as picnic areas and footpaths; (b) publicly accessible beaches.

Column 1 Term	Column 2 Definition
Vulnerable uses	vulnerable uses means: • childcare centre, including home-based childcare; or • community care centre; or • detention facility; or • educational establishment; or • hospital; or • relocatable home park; or • residential care facility; or • retirement facility; or • rooming accommodation. In addition to the above list, the following uses are vulnerable uses in the context of flood hazard: • community residence; or • community use; or • health care services; or • nature-based tourism; or • place of worship; or • resort complex; or • tourist park.
Waste water	waste water: see the Environmental Protection (Water) Policy 2009, schedule 2. Note – definition from State Planning Policy July 2017.
Waste water management plan	waste water management plan means a plan typically submitted with a development assessment application detailing the waste water management system and design for a proposed development (sometimes known as 'site based management plan'). They sometimes also contain an erosion and sediment control plan for the construction phase of the development. They are also a way of detailing any offset arrangements that may be employed.
Waters	waters means estuarine, coastal and marine waters to the limit of Queensland waters as defined under the <i>Acts Interpretation Act 1954</i>. Waters includes the bed and banks of waters (see section 21 of the <i>Water Act 2000</i> for non-tidal water; see section 9 of the <i>Land Act 1994</i> for tidal water). Note – Waters may include the whole or any part of surface water or groundwater, such as river, stream, lagoon, swamp, wetland, unconfined surface water or natural or artificial watercourse, lake or dam.
Watercourse	watercourse: as defined under the <i>Planning Regulation 2017</i>.
Waterway	waterway means any element of a river, creek, stream, gully or drainage channel, including the bed and banks, including: a) A waterway identified on the Waterways and wetlands overlay map; or b) A waterway as defined under the <i>Fisheries Act 1994</i>; or c) A watercourse as defined under the <i>Water Act 2000</i>.

Column 1 Term	Column 2 Definition
Water quality objectives (WQOs)	water quality objectives (WQOs) see the Environmental Protection (Water) Policy 2009, schedule 2. Note – definition from State Planning Policy July 2017.
Wetland	wetland means: a) A wetland identified on the Waterways and wetlands overlay map; or b) A wetland as defined in the <i>Environmental Protection Regulation 2019</i> .
Wetland fauna	wetland fauna means species that have adapted to living in wetlands and are dependent on them for: (a) all of their life cycle (b) a major part of their life (c) for critical stages of their life cycle, such as breeding and larval development.
Wetland protection area	wetland protection area see the <i>Environmental Protection Regulation</i> , schedule 12, part 2. Note – definition from the <i>Planning Regulation 2017</i> .

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Schedule 2 Mapping

SC2.1 Map index

The table below lists any strategic framework, zoning, local plan and overlay maps applicable to the planning scheme area.

Editor's note – mapping for the LGIP is contained within Schedule 3 of the planning scheme.

Table SC2.1.1 – Map index

Map number	Map title	Gazettal date
Strategic framework maps		
NA	Grid index for Mackay region planning scheme – strategic framework map	26 April 2022
NA	Rural strategic framework maps – 1–7	26 April 2022
NA	Urban strategic framework – map of Mackay	26 April 2022
NA	Urban Strategic framework maps – 1–9	26 April 2022
Zone maps		
NA	Grid index for Mackay region planning scheme zone maps	15 June 2026
NA	Planning zone maps – 1–82	15 June 2026
Local plan maps		
NA	Local plan map 38 (Mackay city centre local plan area)	26 April 2022
NA	Local plan maps 60 – 62 (Marian central local plan area)	26 April 2022
Overlay maps		
Acid sulfate soils overlay		
NA	Grid index – Acid sulfate soils overlay	26 April 2022
AS-1, AS-2, AS-5 to AS-10, AS-12 to AS-26, AS-28 to AS-54, AS-64, AS-65 and AS-68 to AS-82.	Acid sulfate soils overlay	26 April 2022
Agricultural land overlay – Agricultural land class A & B		
NA	Grid index – Agricultural land overlay – Agricultural land class A & B	26 April 2022
AL-AB-1, AL-AB-2, AL-AB-4, AL-AB-5, AL-AB-7 to AL-AB-11, AL-AB-13 to AL-AB-18, AL-AB-20, AL-AB-22 to AL-AB-31, AL-AB-33, AL-AB-34, AL-AB-37, AL-AB-38, AL-AB-40, AL-AB-41, AL-AB-43 to AL-AB-47, AL-AB-49 to AL-AB-	Agricultural land overlay – Agricultural land class A & B	26 April 2022

Map number	Map title	Gazettal date
54, AL-AB-56 to AL-AB-70, AL-AB-72 to AL-AB-82		
Agricultural land overlay – Locally important agricultural land (LIAA)		
NA	Grid index – Agricultural land overlay – Locally important agricultural land (LIAA)	26 April 2022
AL-AI-1, AL-AI-2, AL-AI-4, AL-AI-5, AL-AI-7, AL-AI-13, AL-AI-14, AL-AI-16 to AL-AI-18, AL-AI-22 to AL-AI-25, AL-AI-27 to AL-AI-30, AL-AI-33, AL-AI-34, AL-AI-37, AL-AI-38, AL-AI-40, AL-AI-41, AL-AI-43 to AL-AI-47, AL-AI-49 to AL-AI-54, AL-AI-56 to AL-AI-69, AL-AI-75 to AL-AI-88 and AL-AI-82	Agricultural land overlay – Locally important agricultural land (LIAA)	26 April 2022
Airport environs overlay – aviation facilities		
NA	Grid index for Mackay region planning scheme overlay maps – airport environs overlay	26 April 2022
AE-AF-1, AE-AF-4, AE-AF-5, AE-AF-37, AE-AF-38, AE-AF-41, AE-AF-42, AE-AF-44 and AE-AF-45	Airport environs overlay – Aviation facilities	26 April 2022
Airport environs overlay – wildlife hazard buffers, Australian Noise Exposure Forecast (ANEF) contours and lighting management		
NA	Grid index – Airport environs overlay	26 April 2022
AE-WN-5, AE-WN-22, AE-WN-23, AE-WN-27, AE-WN-29 to AE-WN-53, AE-WN-63, AE-WN-65, AE-WN-69 and AE-WN-70	Airport environs overlay – wildlife hazard buffers, Australian Noise Exposure Forecast (ANEF) contours and lighting management	26 April 2022
Airport environs overlay – obstacle limitation surface (OLS) contours, public safety area and airport runway		
NA	Grid index – Airport environs overlay	26 April 2022
AE-OL-5, AE-OL-29, AE-OL-33 to AE-OL-50 and AE-OL-53	Airport environs overlay – obstacle limitation surface contours, public safety area and airport runway	26 April 2022

Map number	Map title	Gazettal date
Biodiversity overlay – Environmentally significant vegetation and wildlife habitat areas		
NA	Grid index – Biodiversity overlay – Environmental significant vegetation and wildlife habitat areas	26 April 2022
BD-SV-1 to BD-SV-82	Biodiversity overlay maps – Environmentally significant vegetation and wildlife habitats	26 April 2022
Biodiversity overlay – Waterways and wetlands		
NA	Grid index – Biodiversity overlay – Waterways and wetlands	26 April 2022
BD-WW-1 to BD-WW-82	Biodiversity overlay – Waterways and wetlands	26 April 2022
Bushfire hazard overlay		
NA	Grid index – Bushfire hazard overlay	26 April 2022
BH-1 to BH-82	Bushfire hazard overlay	26 April 2022
Extractive resources and high impact activities overlay		
NA	Grid index – Extractive resources and high impact activities overlay	26 April 2022
EH-1, EH-2, EH-4, EH-5, EH-7, EH-11, EH-14, EH-15, EH-17, EH-20, EH-22, EH-24, EH-26 to EH-33, EH-35 to EH-37, EH-40, EH-41, EH-43, EH-44, EH-46, EH-47, EH-49, EH-50, EH-55, EH-58 to , EH-65, EH-67 to EH-74, EH-77 to EH-80 and EH-82	Extractive resources and high impact activities overlay	26 April 2022
Flood and coastal hazards overlay – flood hazards		
NA	Grid index – Flood hazard	13 December 2024
FC-FH-5, FC-FH-25, FC-FH-26, FC-FH-29 to FC-FH-50, FC-FH-59 to FC-FH-61, FC-FH-63 to FC-FH-65.	Flood hazard overlay	13 December 2024
Flood and coastal hazards overlay – coastal hazards		
NA	Grid index – Coastal hazard	26 April 2022
FC-CH-1 to FC-CH-3, FC-CH-5 to FC-CH-10, FC-CH-12, FC-CH-15 to FC-CH-26, FC-CH-30 to FC-CH-32, FC-CH-34 to FC-CH-39, FC-CH-41, FC-CH-42, FC-CH-44 to FC-CH-54, FC-CH-68 to FC-CH-76, FC-CH-78, FC-CH-80, FC-CH-81	Coastal hazard overlay	26 April 2022

Map number	Map title	Gazettal date
Flood risk (Finch Hatton) overlay		
NA	Grid index – Flood risk (Finch Hatton) overlay	15 June 2026
FR-01, FR-02, FR-03 and FR-04	Flood risk (Finch Hatton) overlay	15 June 2026
Heritage and neighbourhood character overlay		
NA	Grid index – Heritage and neighbourhood character overlay	26 April 2022
HN-1 to HN-5, HN-7, HN-21, HN-24, HN-37, HN-38, HN-40, HN-41, HN-56, HN-59, HN-64, HN-80 and HN-82.	Heritage and neighbourhood character overlay	26 April 2022
Landscape character and image corridor overlay		
NA	Grid index – Landscape character and image corridor overlay	26 April 2022
LC-1 to LC-82	Landscape character and image corridor overlay	26 April 2022
Landslide hazard overlay		
NA	Grid index – Landslide hazard overlay	26 April 2022
LH-1 to LH-82	Landslide hazard overlay	26 April 2022
Regional infrastructure overlay		
NA	Grid index – Regional infrastructure overlay maps	26 April 2022
RI-1, RI-2, RI-4, RI-5, RI-7, RI-11, RI-13, RI-14, RI-17, RI-18, RI-20, RI-22, RI-24, RI-27 to RI-38, RI-40, RI-41, RI-43, RI-44, RI-46, RI-47, RI-49, RI-50 to RI-52, RI-54, RI-56 to RI-67, RI-71 to RI-74, RI-77 to RI-80, and RI-82	Regional infrastructure overlay maps	26 April 2022
Road hierarchy overlay		
NA	Grid index – Road hierarchy overlay	26 April 2022
RH-1, RH-2, RH-4, RH-5 and RH-7 to RH-82	Road hierarchy overlay	26 April 2022
Transport noise corridor overlay		
NA	Grid index – Transport noise corridor overlay	26 April 2022
TN-1, TN-2, TN-4, TN-5, TN-7, TN-11, TN-13 to TN-15, TN-17, TN-18, TN-20 to TN-24, TN-26 to TN-28, TN-30 TN-35,	Transport noise corridor overlay	26 April 2022

Map number	Map title	Gazettal date
TN-37, TN-38, TN-40, TN-41, TN-43, TN-46, TN-49, TN-51, TN-55 to TN-67, TN-71 to TN-73, TN-76 to TN-80 and TN-82		

SC2.2 Strategic plan maps

SC2.3 Zone maps

SC2.3.1 Zone precinct index

The table below lists all zone precincts applicable to the planning scheme area.

Table SC2.3.1 – Zone precinct index

Precinct number	Precinct name	Relevant zone
EC1	Alexandra Street precinct	Emerging community zone
EC2	Andergrove lakes precinct	Emerging community zone
EC3	Mirani precinct	Emerging community zone
EC4	Northern Beaches south precinct	Emerging community zone
EC5	Ooralea precinct	Emerging community zone
EC6	Sarina north precinct	Emerging community zone
EC7	Shoal Point – Bucasia precinct	Emerging community zone
EC8	Walkerston precinct	Emerging community zone
HI1	Sugar mill precinct	High impact industry zone
HI2	Air quality management precinct	High impact industry zone
II1	Boundary Road East precinct	Industry investigation zone
II2	Cowleys Road precinct	Industry investigation zone
II3	Glenella precinct	Industry investigation zone
II4	Marian precinct	Industry investigation zone
II5	Paget south precinct	Industry investigation zone
II6	Sarina precinct	Industry investigation zone
MD1	Low-medium density precinct	Medium density residential zone
MD2	General medium density precinct	Medium density residential zone
MD3	Multi-storey medium density precinct	Medium density residential zone
MX1	Amenity and convenience precinct	Mixed use zone
MX2	Fringe commercial precinct	Mixed use zone
RU1	Investigation area precinct	Rural zone
SP1	Future road precinct	Special purpose zone
SC1	Showrooms and hardware precinct	Specialised centre zone
SC2	Tavern precinct	Specialised centre zone

SC2.4 Local plan maps

SC2.4.1 Local plan precinct index

The table below lists all local plan precincts applicable to the planning scheme area.

Table SC2.4.1 – Local plan precinct index

Precinct number	Precinct name	Relevant local plan
CC1	City core precinct	Mackay city centre local plan
CC2	City mixed use precinct	Mackay city centre local plan
CC3	Education mixed use precinct	Mackay city centre local plan
CC4	Exhibition/events precinct	Mackay city centre local plan
CC5	Civic precinct	Mackay city centre local plan

SC2.5 Overlay maps

Schedule 3 Local government infrastructure plan mapping and tables

SC3.1 Planning assumption tables

Table SC 3.1.1—Existing and projected population

Projection area	LGIP development Type	Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development
Andergrove	Single dwelling	8,876	9,261	10,279	10,646	10,614	11,149
	Multiple dwelling	960	1,002	1,128	1,398	1,385	1,857
	Other dwelling	207	207	206	204	203	203
	Total	10,043	10,470	11,613	12,248	12,202	13,209
Bakers Creek	Single dwelling	773	1,078	1,544	1,964	2,116	2,205
	Multiple dwelling	35	35	35	35	35	35
	Other dwelling	0	0	0	0	0	0
	Total	809	1,114	1,580	1,999	2,151	2,240
Beaconsfield	Single dwelling	5,453	6,332	7,060	7,642	7,749	8,134
	Multiple dwelling	235	243	344	455	452	452
	Other dwelling	275	275	274	530	646	646
	Total	5,964	6,851	7,678	8,626	8,847	9,232
Blacks Beach	Single dwelling	3,256	3,445	3,706	3,791	3,829	3,924
	Multiple dwelling	437	559	660	812	1,086	1,364
	Other dwelling	0	0	0	0	0	0
	Total	3,693	4,004	4,366	4,603	4,915	5,288
Bucasia	Single dwelling	3,765	3,960	4,114	4,190	4,200	4,331
	Multiple dwelling	268	345	511	544	541	642
	Other dwelling	0	0	0	0	0	0
	Total	4,033	4,304	4,625	4,735	4,741	4,973
Dolphin Heads	Single dwelling	64	63	63	142	139	139
	Multiple dwelling	296	296	294	292	290	380

Table SC 3.1.1—Existing and projected population

Projection area	LGIP development Type	Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development
	Other dwelling	0	0	0	0	0	0
	Total	360	359	357	434	429	519
East Mackay	Single dwelling	2,904	2,940	2,979	2,957	2,973	2,973
	Multiple dwelling	785	898	1,113	1,335	1,437	1,904
	Other dwelling	143	143	143	142	141	141
	Total	3,832	3,982	4,236	4,434	4,551	5,018
Eimeo	Single dwelling	3,159	4,041	4,386	4,958	5,077	5,263
	Multiple dwelling	138	138	137	136	136	174
	Other dwelling	0	0	0	0	0	0
	Total	3,297	4,179	4,523	5,095	5,213	5,437
Glenella	Single dwelling	4,150	4,312	4,423	4,429	4,521	4,548
	Multiple dwelling	161	160	160	242	241	349
	Other dwelling	0	0	0	0	0	0
	Total	4,311	4,472	4,583	4,671	4,761	4,898
Greenmount	Single dwelling	84	112	111	140	139	139
	Multiple dwelling	8	8	8	8	8	8
	Other dwelling	0	0	0	0	0	0
	Total	92	120	119	148	147	147
Mackay	Single dwelling	1,395	1,371	1,365	1,322	1,320	1,320
	Multiple dwelling	2,676	2,913	3,346	5,196	8,181	10,591
	Other dwelling	187	187	185	184	183	183
	Total	4,257	4,471	4,897	6,703	9,685	12,094
Mackay Harbour	Single dwelling	21	140	235	275	336	797
	Multiple dwelling	465	692	730	725	721	1,036
	Other dwelling	0	0	0	0	84	84
	Total	486	832	965	1,001	1,140	1,916

Table SC 3.1.1—Existing and projected population

Projection area	LGIP development Type	Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development
Marian	Single dwelling	2,870	3,834	4,045	4,126	4,288	5,542
	Multiple dwelling	36	44	44	44	43	122
	Other dwelling	0	0	0	0	0	0
	Total	2,906	3,878	4,088	4,169	4,331	5,664
Mirani	Single dwelling	1,188	1,191	1,570	2,190	2,530	2,924
	Multiple dwelling	33	40	40	40	40	368
	Other dwelling	11	11	11	11	11	11
	Total	1,232	1,243	1,622	2,241	2,581	3,302
Mount Pleasant	Single dwelling	4,189	4,402	4,484	4,645	4,979	4,982
	Multiple dwelling	343	342	342	403	401	558
	Other dwelling	549	546	546	543	541	541
	Total	5,081	5,289	5,371	5,592	5,921	6,081
North Mackay	Single dwelling	5,186	5,307	5,327	5,286	5,349	5,349
	Multiple dwelling	1,308	1,337	1,509	1,676	1,964	3,441
	Other dwelling	357	357	357	354	352	352
	Total	6,850	7,000	7,193	7,317	7,665	9,142
Orolea	Single dwelling	2,752	2,885	3,393	3,567	3,758	3,804
	Multiple dwelling	426	505	555	552	549	549
	Other dwelling	0	0	0	0	0	0
	Total	3,178	3,390	3,948	4,119	4,307	4,353
Paget	Single dwelling	155	160	159	158	157	157
	Multiple dwelling	12	12	12	12	12	12
	Other dwelling	0	0	0	0	0	0
	Total	168	172	172	171	169	169
Richmond	Single dwelling	188	1,211	1,460	2,377	3,132	3,238
	Multiple dwelling	0	0	0	0	0	0

Table SC 3.1.1—Existing and projected population

Projection area	LGIP development Type	Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development
	Other dwelling	0	0	0	0	0	0
	Total	188	1,211	1,460	2,377	3,132	3,238
Rural View	Single dwelling	4,117	5,511	7,770	8,892	10,387	10,942
	Multiple dwelling	172	380	378	376	703	915
	Other dwelling	0	0	0	0	0	0
	Total	4,289	5,891	8,148	9,268	11,090	11,857
Sarina	Single dwelling	3,142	3,424	3,741	4,492	5,042	5,330
	Multiple dwelling	250	250	250	248	420	1,122
	Other dwelling	27	53	53	52	52	52
	Total	3,418	3,726	4,043	4,793	5,514	6,504
Shoal Point	Single dwelling	1,813	2,146	3,340	5,527	7,402	8,153
	Multiple dwelling	168	266	362	454	499	645
	Other dwelling	0	0	0	0	0	0
	Total	1,982	2,412	3,702	5,980	7,901	8,798
Slade Point	Single dwelling	3,704	3,748	3,792	3,764	3,736	3,927
	Multiple dwelling	272	389	397	449	478	490
	Other dwelling	0	0	0	0	0	0
	Total	3,976	4,138	4,189	4,213	4,215	4,417
South Mackay	Single dwelling	6,223	6,225	6,225	6,178	6,130	6,130
	Multiple dwelling	1,421	1,492	1,492	1,482	1,473	2,332
	Other dwelling	2	2	2	2	2	2
	Total	7,645	7,719	7,719	7,662	7,605	8,464
Walkerston	Single dwelling	2,710	3,169	3,251	3,483	3,646	3,778
	Multiple dwelling	233	233	232	230	229	229
	Other dwelling	0	0	0	0	0	0
	Total	2,943	3,402	3,483	3,714	3,875	4,008

Table SC 3.1.1—Existing and projected population

Projection area	LGIP development Type	Existing and projected population					
		2016	2021	2026	2031	2036	Ultimate development
West Mackay	Single dwelling	5,296	5,348	5,484	5,524	5,465	5,465
	Multiple dwelling	921	1,063	1,091	1,257	1,410	3,276
	Other dwelling	171	169	169	168	167	167
	Total	6,387	6,581	6,745	6,950	7,042	8,908
Inside priority infrastructure area (total)	Single dwelling	77,430	85,616	94,306	102,667	109,017	114,644
	Multiple dwelling	12,060	13,643	15,170	18,404	22,733	32,850
	Other dwelling	1,928	1,950	1,946	2,192	2,382	2,382
	Total	91,416	101,208	111,421	123,262	134,129	149,873
Outside priority infrastructure area (total)	Single dwelling	30,789	30,826	31,317	31,831	33,142	49,168
	Multiple dwelling	568	568	574	599	587	587
	Other dwelling	33	33	33	32	32	31
	Total	31,388	31,426	31,923	32,461	33,759	49,783
Mackay Regional Council area	Single dwelling	108,217	116,441	125,622	134,496	142,156	163,809
	Multiple dwelling	12,629	14,211	15,744	19,003	23,321	33,438
	Other dwelling	1,961	1,983	1,978	2,224	2,414	2,413
	Total	122,807	132,635	143,345	155,723	167,891	199,660

Table SC 3.1.2—Existing and projected employees

Projection area	LGIP development Type	Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate Development
Andergrove	Retail	427	432	568	568	568	648
	Commercial	29	30	30	30	30	70
	Industrial	12	12	12	12	12	12
	Services (Community/Education/Hospital)	401	430	472	519	540	631
	Other	0	0	0	0	0	0
	Total	869	905	1,083	1,129	1,150	1,361
Bakers Creek	Retail	34	34	34	34	34	34
	Commercial	0	0	0	0	0	0
	Industrial	51	51	51	51	51	51
	Services (Community/Education/Hospital)	26	27	29	31	32	37
	Other	0	0	0	0	0	0
	Total	110	112	113	115	116	122
Beaconsfield	Retail	34	34	33	33	102	100
	Commercial	0	0	0	0	0	0
	Industrial	1	1	1	1	1	1
	Services (Community/Education/Hospital)	234	257	259	281	279	326
	Other	0	0	0	0	0	0
	Total	269	292	293	314	381	427
Blacks Beach	Retail	135	135	150	196	220	227
	Commercial	0	0	40	40	80	111
	Industrial	1	1	1	1	1	1
	Services (Community/Education/Hospital)	10	11	12	13	105	123
	Other	0	0	0	0	0	0
	Total	146	146	203	250	406	462
Bucasia	Retail	76	76	76	76	76	92
	Commercial	0	0	0	0	0	53

Table SC 3.1.2—Existing and projected employees

Projection area	LGIP development Type	Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate Development
	Industrial	0	0	0	0	0	0
	Services (Community/Education/Hospital)	36	51	55	59	61	71
	Other	14	14	14	14	14	14
	Total	126	141	145	149	151	231
Dolphin Heads	Retail	7	7	7	7	7	7
	Commercial	0	0	0	0	0	0
	Industrial	0	0	0	0	0	0
	Services (Community/Education/Hospital)	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Total	7	7	7	7	7	7
East Mackay	Retail	37	37	49	49	49	49
	Commercial	52	52	52	52	52	52
	Industrial	66	66	66	66	66	66
	Services (Community/Education/Hospital)	190	200	213	225	233	273
	Other	0	0	0	0	0	0
	Total	344	354	379	391	399	439
Eimeo	Retail	7	7	7	7	7	22
	Commercial	0	0	0	0	0	0
	Industrial	1	1	1	1	1	1
	Services (Community/Education/Hospital)	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Total	8	8	8	8	8	23
Glenella	Retail	2	2	2	2	2	2
	Commercial	10	10	10	10	10	10
	Industrial	366	366	659	659	780	871
	Services (Community/Education/Hospital)	154	161	169	175	182	215

Table SC 3.1.2—Existing and projected employees

Projection area	LGIP development Type	Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate Development
	Other	0	0	0	0	0	0
	Total	533	540	841	847	974	1,099
Mackay	Retail	4,683	5,198	5,635	6,522	7,049	9,793
	Commercial	5,161	5,923	6,273	8,291	9,344	13,681
	Industrial	1,058	1,058	1,064	991	985	1,266
	Services (Community/Education/Hospital)	1,311	1,448	1,507	1,755	2,056	2,406
	Other	0	0	0	0	0	0
	Total	12,213	13,626	14,478	17,559	19,435	27,145
Mackay Harbour	Retail	47	47	47	55	55	88
	Commercial	263	263	263	263	262	262
	Industrial	23	23	23	23	23	91
	Services (Community/Education/Hospital)	36	38	38	38	39	46
	Other	0	0	0	0	0	0
	Total	369	370	371	378	379	487
Marian	Retail	197	216	233	233	233	256
	Commercial	3	3	3	3	3	23
	Industrial	517	517	517	517	517	1,571
	Services (Community/Education/Hospital)	77	81	88	95	98	115
	Other	4	4	4	4	4	4
	Total	797	821	844	851	855	1,970
Mirani	Retail	65	65	65	65	65	154
	Commercial	72	72	72	72	72	160
	Industrial	28	28	28	304	663	663
	Services (Community/Education/Hospital)	187	197	258	271	279	326
	Other	0	0	0	0	0	0
	Total	353	363	424	712	1,079	1,303

Table SC 3.1.2—Existing and projected employees

Projection area	LGIP development Type	Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate Development
Mount Pleasant	Retail	1,854	2,247	2,247	2,304	2,304	2,880
	Commercial	478	498	498	498	498	743
	Industrial	75	75	75	75	75	75
	Services (Community/Education/Hospital)	317	361	385	458	473	553
	Other	0	0	0	0	0	0
	Total	2,725	3,181	3,205	3,336	3,350	4,251
North Mackay	Retail	612	615	617	617	603	657
	Commercial	350	430	430	430	430	680
	Industrial	332	332	334	334	334	601
	Services (Community/Education/Hospital)	831	879	1,090	1,143	1,164	1,361
	Other	0	0	0	0	0	0
	Total	2,125	2,256	2,470	2,523	2,530	3,300
Ooralea	Retail	263	243	257	257	257	257
	Commercial	0	10	10	10	10	95
	Industrial	270	270	270	431	431	705
	Services (Community/Education/Hospital)	230	288	362	388	451	528
	Other	0	0	0	0	0	0
	Total	763	811	900	1,087	1,150	1,585
Paget	Retail	600	607	637	652	652	652
	Commercial	603	603	603	603	603	603
	Industrial	8,221	9,370	10,276	10,916	11,624	26,479
	Services (Community/Education/Hospital)	15	16	16	16	17	19
	Other	4	4	4	4	4	4
	Total	9,443	10,599	11,536	12,191	12,900	27,758
Richmond	Retail	422	422	651	651	802	802
	Commercial	0	0	0	0	0	0

Table SC 3.1.2—Existing and projected employees

Projection area	LGIP development Type	Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate Development
	Industrial	0	0	0	0	0	0
	Services (Community/Education/Hospital)	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Total	422	422	651	651	802	802
Rural View	Retail	279	279	501	544	638	983
	Commercial	78	78	204	196	180	266
	Industrial	28	28	28	28	28	320
	Services (Community/Education/Hospital)	175	186	200	214	222	262
	Other	0	0	0	0	0	0
	Total	560	571	933	982	1,069	1,832
Sarina	Retail	493	493	493	525	525	624
	Commercial	164	164	164	164	164	284
	Industrial	870	870	870	1,288	1,737	4,611
	Services (Community/Education/Hospital)	492	513	537	554	573	670
	Other	1	1	1	1	1	1
	Total	2,018	2,039	2,063	2,531	2,999	6,190
Shoal Point	Retail	213	213	173	150	75	75
	Commercial	0	0	0	0	0	0
	Industrial	1	1	1	1	1	1
	Services (Community/Education/Hospital)	0	0	0	0	25	29
	Other	0	0	0	0	0	0
	Total	214	214	173	151	101	105
Slade Point	Retail	87	87	87	87	87	91
	Commercial	7	7	7	7	7	13
	Industrial	615	636	636	636	636	1,289
	Services (Community/Education/Hospital)	71	84	91	98	101	119

Table SC 3.1.2—Existing and projected employees

Projection area	LGIP development Type	Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate Development
	Other	0	0	0	0	0	0
	Total	780	815	821	828	831	1,511
South Mackay	Retail	57	57	57	57	57	57
	Commercial	25	25	25	25	25	30
	Industrial	91	91	91	91	91	183
	Services (Community/Education/Hospital)	507	533	566	596	618	723
	Other	0	0	0	0	0	0
	Total	681	706	740	770	791	992
Walkerston	Retail	107	107	107	107	107	107
	Commercial	8	8	8	8	8	8
	Industrial	9	9	9	9	9	9
	Services (Community/Education/Hospital)	168	199	213	228	275	322
	Other	3	3	3	3	3	3
	Total	294	325	338	353	401	447
West Mackay	Retail	755	755	772	825	837	936
	Commercial	230	230	201	242	252	386
	Industrial	350	350	350	350	350	592
	Services (Community/Education/Hospital)	1,471	1,521	1,560	1,647	1,754	2,052
	Other	0	0	0	0	0	0
	Total	2,805	2,854	2,883	3,063	3,193	3,966
Inside priority infrastructure area (total)	Retail	11,491	12,412	13,502	14,621	15,411	19,591
	Commercial	7,533	8,406	8,893	10,944	12,031	17,530
	Industrial	12,984	14,154	15,360	16,782	18,414	39,458
	Services (Community/Education/Hospital)	6,940	7,479	8,120	8,803	9,578	11,209
	Other	26	26	26	26	26	26
	Total	38,974	42,477	45,902	51,176	55,460	87,815

Table SC 3.1.2—Existing and projected employees

Projection area	LGIP development Type	Existing and projected employees					
		2016	2021	2026	2031	2036	Ultimate Development
Outside priority infrastructure area (total)	Retail	1,245	1,268	1,255	1,278	1,774	2,254
	Commercial	76	76	76	76	76	76
	Industrial	7,696	7,697	7,697	7,697	7,697	12,694
	Services (Community/Education/Hospital)	688	688	708	761	761	886
	Other	610	646	646	646	646	646
	Total	10,316	10,376	10,382	10,459	10,955	16,556
Mackay Regional Council area	Retail	12,736	13,679	14,757	15,899	17,184	21,845
	Commercial	7,609	8,482	8,970	11,020	12,108	17,607
	Industrial	20,680	21,851	23,057	24,480	26,112	52,150
	Services (Community/Education/Hospital)	7,628	8,168	8,828	9,564	10,339	12,095
	Other	636	672	672	672	672	672
	Total	49,290	52,852	56,284	61,635	66,415	104,368

Table SC 3.1.3—Planned density and demand generation rate for a trunk infrastructure network

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Unit of Measure (UoM)	Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)		Water supply network (EP/ UoM)	Sewerage network (EP/ UoM)	Transport network (vpd/ UoM)	Parks and land for community facilities network (persons/ UoM)	Stormwater network (impervious fraction)
Centres/ Mixed use									
District centre	Allowable uses as per zone	0.4	NA	100m² use area	1.5	1.5	15	2.55	0.9
	Multiple dwelling	NA	33	Dwelling	2.6	2.6	6.5	1.6	0.75
Local centre	Allowable uses as per zone	0.4	NA	100m² use area	1.5	1.5	15	2.55	0.9
	Multiple dwelling	NA	33	Dwelling	2.6	2.6	6.5	1.6	0.75
Major centre	Allowable uses as per zone	0.5	NA	100m² use area	1.5	1.5	15	2.55	0.9
	Multiple dwelling	NA	33	Dwelling	2.6	2.6	6.5	1.6	0.75
Principal centre	Allowable uses as per zone	2.125	NA	100m² use area	1.5	1.5	20	2.55	0.9
	Multiple dwelling	NA	33	Dwelling	2.6	2.6	6.5	1.6	0.75
Neighbourhood centre	Allowable uses as per zone	0.4	NA	100m² use area	1.5	1.5	15	2.55	0.9
	Multiple dwelling	NA	33	Dwelling	2.6	2.6	6.5	1.6	0.75
Mixed use	(MX1) Allowable uses as per zone	0.175	NA	100m² use area	1.5	1.5	15	2.55	0.9
	Multiple dwelling	NA	23.33	Dwelling	2.6	2.6	6.5	1.6	0.75
	(MX2) Allowable uses as per zone	0.225	NA	100m² use area	1.5	1.5	15	2.55	0.9
	Multiple dwelling	NA	18.33	Dwelling	2.6	2.6	6.5	1.6	0.75
Commercial / Retail									
Specialised centre	(SC1) Allowable uses as per zone	0.5	NA	100m² use area	1.5	1.5	8	2.55	0.9
	(SC2) Allowable uses as per zone	0.3	NA	100m² use area	1.5	1.5	8	2.55	0.9
Community									

Table SC 3.1.3—Planned density and demand generation rate for a trunk infrastructure network

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Unit of Measure (UoM)	Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/ dev ha)		Water supply network (EP/ UoM)	Sewerage network (EP/ UoM)	Transport network (vpd/ UoM)	Parks and land for community facilities network (persons/ UoM)	Stormwater network (impervious fraction)
Community facilities	Allowable uses as per zone	NA	NA	100m ² use area	1.5	1.5	8	2.55	0.9
Industrial									
Industry investigation	Allowable uses as per zone	0.5	NA	100m ² use area	0.65	0.65	4	0.3	0.9
Low impact industry	Allowable uses as per zone	0.6	NA	100m ² use area	0.65	0.65	6	0.3	0.9
High impact industry	(HI1) Allowable uses as per zone	0.315	NA	100m ² use area	0.65	0.65	4	0.3	0.9
	(HI2) Allowable uses as per zone	0.315	NA	100m ² use area	0.65	0.65	4	0.3	0.9
Other									
Conservation	Allowable uses as per zone	NA	NA	100m ² use area	0	0	0	0	0
Open space	Allowable uses as per zone	NA	NA	100m ² use area	0	0	0	0	0
Rural	Allowable uses as per zone	NA	NA	100m ² use area	0	0	0	0	0
Special purpose	Allowable uses as per zone	NA	NA	100m ² use area	0.65	0.65	4	0.3	0.9
Sport and recreation	Allowable uses as per zone	NA	NA	100m ² use area	7.7	7.7	8	2.55	0.9
Tourism	Allowable uses as per zone	NA	NA	100m ² use area	1.5	1.5	3	0.3	0.9
Residential development									
Emerging community	Single dwelling	NA	12	Dwelling	2.6	2.6	9	2.55	0.5
	Multiple dwelling	NA	20	Dwelling	2.6	2.6	6.5	1.6	0.75
	Single dwelling	NA	12	Dwelling	2.6	2.6	9	2.55	0.5

Table SC 3.1.3—Planned density and demand generation rate for a trunk infrastructure network

Column 1 Area classification	Column 2 LGIP development type	Column 3 Planned density		Unit of Measure (UoM)	Column 4 Demand generation rate for a trunk infrastructure network				
		Non-residential plot ratio	Residential density (dwellings/dev ha)		Water supply network (EP/ UoM)	Sewerage network (EP/ UoM)	Transport network (vpd/ UoM)	Parks and land for community facilities network (persons/ UoM)	Stormwater network (impervious fraction)
Low density residential	Multiple dwelling	NA	20	Dwelling	2.6	2.6	6.5	1.6	0.75
Medium density residential	Multiple dwelling (MD1)	NA	20	Dwelling	2.6	2.6	6.5	1.6	0.5
	Multiple dwelling (MD2)	NA	33	Dwelling	2.6	2.6	6.5	1.6	0.75
	Multiple dwelling (MD3)	NA	50	Dwelling	2.6	2.6	5	1.6	0.75
High density residential	Multiple dwelling	NA	133	Dwelling	2.6	2.6	5	1.6	0.75
Rural residential	Single dwelling (urban water/waste services)	NA	0.45	Dwelling	2.6	2.6	9	2.55	0.1
	Single dwelling (no services)	NA	0.45	Dwelling	NA	NA	9	2.55	0.1
Township	Single dwelling	NA	7	Dwelling	2.6	2.6	9	2.55	0.5

Table SC 3.1.4—Existing and projected residential dwellings

Projection area	LGIP development Type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate Development
Andergrove	Single dwelling	3,050	3,193	3,544	3,696	3,711	3,898
	Multiple dwelling	589	615	696	868	865	1,160
	Other dwelling	127	127	127	127	127	127
	Total	3,766	3,935	4,368	4,692	4,704	5,186
Bakers Creek	Single dwelling	329	459	660	843	916	955
	Multiple dwelling	17	17	17	17	17	17
	Other dwelling	0	0	0	0	0	0
	Total	346	476	677	860	933	972
Beaconsfield	Single dwelling	1,874	2,184	2,435	2,654	2,710	2,844
	Multiple dwelling	144	149	212	282	282	282
	Other dwelling	169	169	169	329	404	404
	Total	2,187	2,502	2,816	3,265	3,396	3,530
Blacks Beach	Single dwelling	1,267	1,346	1,448	1,493	1,520	1,557
	Multiple dwelling	247	316	375	464	624	784
	Other dwelling	0	0	0	0	0	0
	Total	1,514	1,661	1,823	1,957	2,144	2,341
Bucasia	Single dwelling	1,364	1,440	1,496	1,535	1,550	1,598
	Multiple dwelling	180	231	345	370	370	440
	Other dwelling	0	0	0	0	0	0
	Total	1,544	1,671	1,841	1,905	1,920	2,038
Dolphin Heads	Single dwelling	25	25	25	57	57	57
	Multiple dwelling	167	167	167	167	167	219
	Other dwelling	0	0	0	0	0	0
	Total	192	192	192	224	224	276
East Mackay	Single dwelling	1,104	1,122	1,137	1,137	1,152	1,152
	Multiple dwelling	494	565	700	845	915	1,213

Table SC 3.1.4—Existing and projected residential dwellings

Projection area	LGIP development Type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate Development
	Other dwelling	90	90	90	90	90	90
	Total	1,688	1,777	1,927	2,072	2,157	2,455
Eimeo	Single dwelling	1,229	1,579	1,714	1,953	2,016	2,089
	Multiple dwelling	78	78	78	78	78	100
	Other dwelling	0	0	0	0	0	0
	Total	1,307	1,657	1,792	2,031	2,094	2,189
Glenella	Single dwelling	1,482	1,540	1,585	1,593	1,638	1,648
	Multiple dwelling	83	83	83	126	126	183
	Other dwelling	0	0	0	0	0	0
	Total	1,565	1,623	1,668	1,719	1,764	1,831
Greenmount	Single dwelling	31	41	41	52	52	52
	Multiple dwelling	4	4	4	4	4	4
	Other dwelling	0	0	0	0	0	0
	Total	35	45	45	56	56	56
Mackay	Single dwelling	596	586	586	570	574	574
	Multiple dwelling	1,749	1,904	2,201	3,441	5,454	7,060
	Other dwelling	122	122	122	122	122	122
	Total	2,467	2,612	2,909	4,133	6,150	7,756
Mackay Harbour	Single dwelling	10	67	113	133	163	387
	Multiple dwelling	275	409	432	432	432	620
	Other dwelling	0	0	0	0	50	50
	Total	285	476	545	565	645	1,057
Marian	Single dwelling	1,087	1,458	1,538	1,581	1,656	2,140
	Multiple dwelling	23	28	28	28	28	78
	Other dwelling	0	0	0	0	0	0
	Total	1,110	1,486	1,566	1,609	1,684	2,218

Table SC 3.1.4—Existing and projected residential dwellings

Projection area	LGIP development Type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate Development
Mirani	Single dwelling	450	453	597	839	977	1,129
	Multiple dwelling	21	26	26	26	26	236
	Other dwelling	7	7	7	7	7	7
	Total	478	486	630	872	1,010	1,372
Mount Pleasant	Single dwelling	1,496	1,572	1,607	1,671	1,804	1,805
	Multiple dwelling	177	177	177	210	210	292
	Other dwelling	283	283	283	283	283	283
	Total	1,956	2,032	2,067	2,164	2,297	2,380
North Mackay	Single dwelling	2,010	2,065	2,073	2,073	2,106	2,106
	Multiple dwelling	774	791	893	998	1,176	2,061
	Other dwelling	211	211	211	211	211	211
	Total	2,995	3,067	3,177	3,282	3,493	4,378
Ooralea	Single dwelling	1,171	1,228	1,450	1,531	1,627	1,647
	Multiple dwelling	205	243	268	268	268	268
	Other dwelling	0	0	0	0	0	0
	Total	1,376	1,471	1,718	1,799	1,895	1,915
Paget	Single dwelling	66	68	68	68	68	68
	Multiple dwelling	6	6	6	6	6	6
	Other dwelling	0	0	0	0	0	0
	Total	72	74	74	74	74	74
Richmond	Single dwelling	67	432	523	855	1,135	1,174
	Multiple dwelling	0	0	0	0	0	0
	Other dwelling	0	0	0	0	0	0
	Total	67	432	523	855	1,135	1,174
Rural View	Single dwelling	1,599	2,142	3,019	3,484	4,102	4,321
	Multiple dwelling	97	215	215	215	404	526

Table SC 3.1.4—Existing and projected residential dwellings

Projection area	LGIP development Type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate Development
	Other dwelling	0	0	0	0	0	0
	Total	1,696	2,356	3,233	3,698	4,505	4,847
Sarina	Single dwelling	1,229	1,340	1,470	1,780	2,006	2,121
	Multiple dwelling	152	152	152	152	262	706
	Other dwelling	17	33	33	33	33	33
	Total	1,398	1,525	1,655	1,965	2,301	2,860
Shoal Point	Single dwelling	657	780	1,214	2,024	2,731	3,008
	Multiple dwelling	113	178	245	309	342	442
	Other dwelling	0	0	0	0	0	0
	Total	770	959	1,459	2,333	3,073	3,450
Slade Point	Single dwelling	1,342	1,363	1,379	1,379	1,379	1,449
	Multiple dwelling	159	228	234	266	285	292
	Other dwelling	0	0	0	0	0	0
	Total	1,501	1,591	1,613	1,645	1,664	1,741
South Mackay	Single dwelling	2,366	2,376	2,376	2,376	2,376	2,376
	Multiple dwelling	861	904	904	904	904	1,431
	Other dwelling	1	1	1	1	1	1
	Total	3,228	3,281	3,281	3,281	3,281	3,808
Walkerston	Single dwelling	1,000	1,169	1,204	1,300	1,366	1,416
	Multiple dwelling	117	117	117	117	117	117
	Other dwelling	0	0	0	0	0	0
	Total	1,117	1,286	1,321	1,417	1,483	1,533
West Mackay	Single dwelling	2,128	2,159	2,216	2,252	2,246	2,246
	Multiple dwelling	594	691	709	822	928	2,155
	Other dwelling	110	110	110	110	110	110
	Total	2,832	2,960	3,035	3,184	3,284	4,511

Table SC 3.1.4—Existing and projected residential dwellings

Projection area	LGIP development Type	Existing and projected residential dwellings					
		2016	2021	2026	2031	2036	Ultimate Development
Inside priority infrastructure area (total)	Single dwelling	29,032	32,190	35,521	38,932	41,641	43,821
	Multiple dwelling	7,330	8,297	9,287	11,418	14,293	20,695
	Other dwelling	1,137	1,153	1,153	1,313	1,438	1,438
	Total	37,499	41,640	45,961	51,663	57,372	65,954
Outside priority infrastructure area (total)	Single dwelling	12,339	12,375	12,597	12,877	13,496	20,185
	Multiple dwelling	417	417	421	439	427	411
	Other dwelling	26	26	26	26	26	24
	Total	12,782	12,818	13,044	13,342	13,949	20,621
Mackay Regional Council area	Single dwelling	41,371	44,565	48,118	51,809	55,137	64,007
	Multiple dwelling	7,747	8,714	9,708	11,857	14,720	21,106
	Other dwelling	1,163	1,179	1,179	1,339	1,464	1,462
	Total	50,281	54,458	59,005	65,005	71,321	86,575

Table SC 3.1.5—Existing and projected non-residential floor space

Projection area	LGIP development Type	Existing and projected non-residential floor space					
		2016	2021	2026	2031	2036	Ultimate Development
Andergrove	Retail	33,534	33,824	42,004	42,004	42,004	46,777
	Commercial	574	609	609	609	609	1,395
	Industrial	1,110	1,110	1,110	1,110	1,110	1,110
	Services (Community/Education/Hospital)	27,467	29,450	32,350	35,552	37,005	43,289
	Other	0	0	0	0	0	0
	Total	62,685	64,993	76,073	79,275	80,728	92,571
Bakers Creek	Retail	2,770	2,770	2,770	2,770	2,770	2,770
	Commercial	0	0	0	0	0	0
	Industrial	4,566	4,566	4,566	4,566	4,566	4,566
	Services (Community/Education/Hospital)	1,746	1,845	1,979	2,110	2,189	2,561
	Other	0	0	0	0	0	0
	Total	9,082	9,181	9,315	9,446	9,525	9,897
Beaconsfield	Retail	2,772	2,772	2,671	2,671	6,813	6,708
	Commercial	0	0	0	0	0	0
	Industrial	86	86	86	86	86	86
	Services (Community/Education/Hospital)	15,723	17,297	17,718	19,290	19,265	22,537
	Other	0	0	0	0	0	0
	Total	18,581	20,155	20,475	22,047	26,164	29,331
Blacks Beach	Retail	11,394	11,394	12,324	15,074	16,524	16,921
	Commercial	0	0	800	800	1,600	2,226
	Industrial	54	54	54	54	54	54
	Services (Community/Education/Hospital)	510	548	606	670	7,558	8,842
	Other	0	0	0	0	0	0
	Total	11,958	11,996	13,784	16,598	25,736	28,043
Bucasia	Retail	5,545	5,545	5,545	5,545	5,545	6,513
	Commercial	0	0	0	0	0	1,065

Table SC 3.1.5—Existing and projected non-residential floor space

Projection area	LGIP development Type	Existing and projected non-residential floor space					
		2016	2021	2026	2031	2036	Ultimate Development
	Industrial	34	34	34	34	34	34
	Services (Community/Education/Hospital)	2,674	3,469	3,754	4,070	4,213	4,928
	Other	1,583	1,583	1,583	1,583	1,583	1,583
	Total	9,836	10,631	10,916	11,232	11,375	14,122
Dolphin Heads	Retail	412	412	412	412	412	412
	Commercial	0	0	0	0	0	0
	Industrial	12	12	12	12	12	12
	Services (Community/Education/Hospital)	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Total	424	424	424	424	424	424
East Mackay	Retail	3,273	3,273	3,991	3,988	3,988	3,988
	Commercial	1,550	1,550	1,548	1,548	1,548	1,548
	Industrial	5,908	5,908	5,908	5,908	5,908	5,908
	Services (Community/Education/Hospital)	12,470	13,151	14,061	14,932	15,490	18,120
	Other	0	0	0	0	0	0
	Total	23,201	23,882	25,508	26,376	26,934	29,564
Eimeo	Retail	422	422	422	422	422	1,322
	Commercial	0	0	0	0	0	0
	Industrial	83	83	83	83	83	83
	Services (Community/Education/Hospital)	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Total	505	505	505	505	505	1,405
Glenella	Retail	136	136	136	136	136	136
	Commercial	204	204	204	204	204	204
	Industrial	32,941	32,941	59,331	59,331	70,239	78,403
	Services (Community/Education/Hospital)	9,754	10,215	10,722	11,129	11,529	13,648

Table SC 3.1.5—Existing and projected non-residential floor space

Projection area	LGIP development Type	Existing and projected non-residential floor space					
		2016	2021	2026	2031	2036	Ultimate Development
	Other	0	0	0	0	0	0
	Total	43,035	43,496	70,393	70,800	82,108	92,391
Mackay	Retail	287,669	319,755	345,997	399,456	430,793	595,433
	Commercial	154,844	177,684	188,182	248,721	280,333	410,417
	Industrial	95,184	95,184	95,690	89,198	88,633	113,900
	Services (Community/Education/Hospital)	78,893	87,267	90,683	105,788	122,163	142,909
	Other	0	0	0	0	0	0
	Total	616,590	679,890	720,552	843,163	921,921	1,262,660
Mackay Harbour	Retail	2,847	2,847	2,847	3,317	3,317	5,317
	Commercial	5,254	5,254	5,254	5,254	5,241	5,241
	Industrial	6,877	6,877	6,877	6,877	6,877	27,327
	Services (Community/Education/Hospital)	2,189	2,251	2,300	2,293	2,363	2,764
	Other	0	0	0	0	0	0
	Total	17,167	17,229	17,278	17,741	17,798	40,649
Marian	Retail	14,223	15,373	16,386	16,386	16,386	17,779
	Commercial	51	51	51	51	51	458
	Industrial	43,945	43,945	43,945	43,945	43,945	138,842
	Services (Community/Education/Hospital)	5,400	5,739	6,219	6,718	6,981	8,167
	Other	472	472	472	472	472	472
	Total	64,091	65,580	67,073	67,572	67,835	165,717
Mirani	Retail	4,657	4,657	4,657	4,657	4,657	9,977
	Commercial	1,441	1,441	1,441	1,441	1,441	3,204
	Industrial	2,560	2,560	2,560	27,365	59,680	59,680
	Services (Community/Education/Hospital)	12,597	13,308	17,120	18,061	18,635	21,800
	Other	0	0	0	0	0	0
	Total	21,255	21,966	25,778	51,524	84,413	94,661

Table SC 3.1.5—Existing and projected non-residential floor space

Projection area	LGIP development Type	Existing and projected non-residential floor space					
		2016	2021	2026	2031	2036	Ultimate Development
Mount Pleasant	Retail	115,382	138,960	138,960	144,646	144,646	178,975
	Commercial	9,569	9,966	9,966	9,966	9,966	14,866
	Industrial	6,708	6,708	6,708	6,708	6,708	6,708
	Services (Community/Education/Hospital)	19,823	22,340	24,044	28,799	29,750	34,803
	Other	0	0	0	0	0	0
	Total	151,482	177,974	179,678	190,119	191,070	235,352
North Mackay	Retail	41,024	41,198	41,381	41,381	39,981	43,764
	Commercial	6,998	8,598	8,598	8,598	8,598	13,604
	Industrial	29,893	29,893	30,016	30,016	30,016	53,341
	Services (Community/Education/Hospital)	53,736	57,013	70,292	74,184	75,923	88,817
	Other	25	25	25	25	25	25
	Total	131,676	136,727	150,312	154,204	154,544	199,552
Ooralea	Retail	15,801	14,590	15,445	15,445	15,445	15,445
	Commercial	0	200	200	200	200	1,898
	Industrial	24,122	24,122	24,122	38,622	38,622	62,458
	Services (Community/Education/Hospital)	11,486	14,823	19,148	20,425	24,190	28,298
	Other	0	0	0	0	0	0
	Total	51,409	53,735	58,915	74,692	78,457	108,099
Paget	Retail	38,286	38,674	40,524	41,404	41,404	41,404
	Commercial	12,062	12,062	12,062	12,062	12,062	12,062
	Industrial	728,058	828,709	907,537	965,161	1,026,635	2,323,109
	Services (Community/Education/Hospital)	926	952	973	970	1,000	1,169
	Other	434	434	434	434	434	434
	Total	779,766	880,831	961,530	1,020,031	1,081,535	2,378,179
Richmond	Retail	25,336	25,336	39,057	39,057	48,147	48,147
	Commercial	0	0	0	0	0	0

Table SC 3.1.5—Existing and projected non-residential floor space

Projection area	LGIP development Type	Existing and projected non-residential floor space					
		2016	2021	2026	2031	2036	Ultimate Development
	Industrial	0	0	0	0	0	0
	Services (Community/Education/Hospital)	0	0	0	0	0	0
	Other	0	0	0	0	0	0
	Total	25,336	25,336	39,057	39,057	48,147	48,147
Rural View	Retail	16,728	16,728	30,054	32,643	38,306	58,965
	Commercial	1,561	1,561	4,084	3,924	3,602	5,329
	Industrial	2,526	2,526	2,526	2,525	2,525	28,825
	Services (Community/Education/Hospital)	11,710	12,431	13,422	14,412	14,987	17,646
	Other	0	0	0	0	0	0
	Total	32,525	33,246	50,086	53,504	59,420	110,764
Sarina	Retail	33,652	33,652	33,652	35,602	35,602	41,512
	Commercial	3,271	3,271	3,271	3,271	3,271	5,682
	Industrial	74,831	74,831	74,831	112,445	152,881	411,597
	Services (Community/Education/Hospital)	30,420	31,765	33,367	34,604	35,810	41,892
	Other	84	84	84	84	84	84
	Total	142,258	143,603	145,205	186,006	227,648	500,767
Shoal Point	Retail	12,797	12,797	10,356	9,024	4,529	4,529
	Commercial	0	0	0	0	0	0
	Industrial	58	58	58	58	58	58
	Services (Community/Education/Hospital)	0	0	0	0	1,500	1,755
	Other	0	0	0	0	0	0
	Total	12,855	12,855	10,414	9,082	6,087	6,342
Slade Point	Retail	5,400	5,399	5,399	5,399	5,399	5,650
	Commercial	148	148	148	148	148	251
	Industrial	55,359	57,211	57,211	57,211	57,211	115,984
	Services (Community/Education/Hospital)	5,084	5,835	6,318	6,840	7,090	8,294

Table SC 3.1.5—Existing and projected non-residential floor space

Projection area	LGIP development Type	Existing and projected non-residential floor space					
		2016	2021	2026	2031	2036	Ultimate Development
	Other	10	10	10	10	10	10
	Total	66,001	68,603	69,086	69,608	69,858	130,190
South Mackay	Retail	3,390	3,390	3,390	3,390	3,390	3,390
	Commercial	509	509	509	509	509	591
	Industrial	8,232	8,232	8,232	8,232	8,232	16,447
	Services (Community/Education/Hospital)	34,071	35,891	38,297	40,560	42,064	49,208
	Other	20	20	20	20	20	20
	Total	46,222	48,042	50,448	52,711	54,215	69,656
Walkerston	Retail	6,632	6,632	6,632	6,632	6,632	6,632
	Commercial	155	155	155	155	155	155
	Industrial	766	766	766	766	766	766
	Services (Community/Education/Hospital)	10,548	14,093	14,976	15,918	19,386	22,679
	Other	279	279	279	279	279	279
	Total	18,380	21,925	22,808	23,750	27,218	30,511
West Mackay	Retail	58,454	58,454	59,484	62,665	63,414	69,328
	Commercial	4,591	4,591	4,026	4,838	5,046	7,727
	Industrial	31,458	31,458	31,458	31,458	31,458	53,241
	Services (Community/Education/Hospital)	89,885	92,986	95,541	100,943	107,479	125,732
	Other	0	0	0	0	0	0
	Total	184,388	187,489	190,509	199,904	207,397	256,028
Inside priority infrastructure area (total)	Retail	742,536	798,991	864,496	934,127	980,662	1,231,794
	Commercial	202,782	227,854	241,108	302,299	334,584	487,924
	Industrial	1,155,371	1,257,874	1,363,721	1,491,771	1,636,339	3,502,539
	Services (Community/Education/Hospital)	437,112	472,669	513,889	558,264	606,570	709,857
	Other	2,907	2,907	2,907	2,907	2,907	2,907
	Total	2,540,708	2,760,295	2,986,121	3,289,368	3,561,062	5,935,021

Table SC 3.1.5—Existing and projected non-residential floor space

Projection area	LGIP development Type	Existing and projected non-residential floor space					
		2016	2021	2026	2031	2036	Ultimate Development
Outside priority infrastructure area (total)	Retail	108,243	110,492	109,252	110,651	140,139	169,067
	Commercial	1,528	1,528	1,528	1,528	1,528	1,528
	Industrial	852,510	852,630	852,630	852,630	852,630	1,299,228
	Services (Community/Education/Hospital)	44,687	44,687	45,857	49,057	49,057	57,114
	Other	67,237	71,199	71,199	71,199	71,199	71,199
	Total	1,074,205	1,080,536	1,080,466	1,085,065	1,114,553	1,598,136
Mackay Regional Council area	Retail	850,779	909,483	973,748	1,044,778	1,120,801	1,400,861
	Commercial	204,310	229,382	242,636	303,827	336,112	489,452
	Industrial	2,007,881	2,110,504	2,216,351	2,344,401	2,488,969	4,801,767
	Services (Community/Education/Hospital)	481,799	517,356	559,746	607,321	655,627	766,971
	Other	70,144	74,106	74,106	74,106	74,106	74,106
	Total	3,614,913	3,840,831	4,066,587	4,374,433	4,675,615	7,533,157

Table SC 3.1.6—Existing and projected demand for the water supply network

Column 1 Service catchment	Column 2 Existing and projected demand (EP)							
	2014	2016	2021	2026	2031	2036	2046	Ultimate development
Mackay	119,320	123,067	132,433	141,800	151,166	160,533	179,266	214,558
Sarina	9494	9,793	10,538	11,283	12,028	12,774	14,264	17,097
Mirani	4,414	4,414	5,264	5870	6,699	7,209	9,592	9,592
Total (Urban Schemes)	133,228	137,274	148,235	158,953	169,893	180,516	203,122	241,247

Table SC 3.1.7—Existing and projected demand for the sewerage network

Column 1 Service catchment	Column 2 Existing and projected demand (EP)						
	2014	2016	2021	2026	2031	2036	Ultimate development
Bucasia (Mackay North)	18,677	20,827	28,588	35,815	46,100	50,350	50,350
Bakers Creek (Mackay South) – Nth Pioneer River	40,822	41,303	44,680	47,066	49,178	52,373	52,373
Bakers Creek (Mackay South) – Sth Pioneer River	146,741	150,575	165,865	179,000	192,701	222,697	222,697
Mirani and Marian	4,414	4,414	5,264	5,870	6,699	7,209	9,592
Sarina	4,965	5,285	6,439	7,449	8,354	9,593	9,593
Total	215,619	222,404	250,836	275,200	303,032	342,222	344,605

Table SC 3.1.8—Existing and projected demand for the transport network

Column 1 Service catchment		Column 2 Existing and projected demand (vpd)					
Sector ID	Report Sector	2011	2021	2026	2031	2036	Ultimate development
2	Regional - North West	12,943	12,594	12,926	13,335	13,661	16,437
1	Rural View (include Shoal Point Bucasia)	20,463	32,639	38,710	44,650	51,702	62,208
3	North Mackay	91,821	93,571	99,424	105,348	110,010	132,364
5	Port	7,077	7,169	7,319	7,803	8,635	10,390
10	Mackay CBD	101,955	89,298	94,153	101,023	109,515	131,768
9	Ooralea	5,297	9,658	13,168	18,564	21,160	25,460
6	Paget	24,424	26,181	26,678	28,244	32,604	39,229
4	Rosella	3,469	2,794	3,117	3,245	3,379	4,066
7	Regional - South West	18,253	22,464	23,661	25,126	26,511	31,898
8	Regional - South Mackay	23,614	24,951	26,111	28,817	31,069	37,382
11-16	Externals	8,948	9,881	10,667	11,709	12,759	15,352
Total		318,265	331,200	335,936	387,862	421,006	506,553

Table SC 3.1.9—Existing and projected demand for the stormwater network

Column 1 Service catchment	Column 2 Existing and projected demand (imp ha)					
	2011	2016	2021	2026	2031	Ultimate development
Paget East	190	210	252	294	336	336
Paget West	170	184	214	245	275	275
Walkerston South	10	15	32	49	66	66
Mackay General	2,476	3,023	3,475	3,969	4,470	4,470
Sarina	61	78	84	91	119	149
Mirani/Marian	51	93	117	169	222	222
Total (Urban Schemes)	2,958	3,603	4,174	4,817	5,488	5,518

Table SC 3.1.10—Existing and projected demand for the parks and land for community facilities network

Service catchment	Existing and projected demand (pop)					
	2016	2021	2026	2031	2036	Ultimate development
Andergrove-Beaconsfield	15,572	16,146	17,868	19,349	18,990	20,381
Andergrove-Beaconsfield (Kerrisdale)	443	1,184	1,431	1,534	2,068	2,068
<u>Bakers Creek</u>	809	1,114	1,580	1,999	2,151	2,240
East Mackay	3,832	3,982	4,236	4,434	4,551	5,018
Eimeo-Rural View	12,016	14,810	17,777	19,821	22,067	23,521
Mackay	4,257	4,471	4,897	6,703	9,685	12,094
Mackay Harbour	486	832	965	1,001	1,140	1,916
Marian	2,946	3,918	4,128	4,209	4,371	5,704
Mirani	1,232	1,243	1,622	2,241	2,581	3,302
Mount Pleasant - Glenella	9,471	9,841	10,034	10,342	10,761	11,058
North Mackay	6,889	7,039	7,231	7,355	7,703	9,180
Ooralea - Paget	3,405	3,621	4,178	4,349	4,535	4,581
Richmond	314	1,337	1,586	2,503	3,258	3,364
Sarina	3,404	3,712	4,029	4,779	5,500	6,490
Shoal Point-Bucasia	6,015	6,716	8,327	10,715	12,642	13,771
Slade Point	3,976	4,138	4,189	4,213	4,215	4,417
South Mackay	7,645	7,719	7,719	7,662	7,605	8,464
Walkerston	3,176	3,686	3,767	4,077	4,238	4,370
West Mackay	6,387	6,581	6,745	6,950	7,042	8,908
Inside Priority Infrastructure Area	92,273	102,089	112,307	124,236	135,105	150,848

SC3.2 Schedules of works

Table 3.2.1—Water supply network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est timing	Column 4 Est cost ¹
W-SB-N-1	WMR- Bell Street Main Augmentation	2016-21	\$152,876
U-MK-N-1	New Raw Water Main Dumbleton (Option_2A_RW_001)	2027-31	\$20,665,433
W-SB-N-2	WMR- Nicholson Street to Brooks Road main augmentations	2022-26	\$665,194
W-SB-N-3	WMR-Corner of Brooks Road and Sarina Beach Rd main augmentation	2022-26	\$106,382
W-MK-N-2	New Shoal Pt Valve (New_Shoal_Pt_Valve)	2022-26	\$35,346
W-MK-N-1	New Shoal Point Water Main (AUG1_WPH_23)	2022-26	\$137,952
W-MK-S-1	New Reservoir at Shoal Point (New_Shoal_Pt_Res)	2022-26	\$1,959,188
W-MK-P-1	New Booster Pump Station (Bovey's Road)	2022-26	\$246,046
W-MK-P-2	New Booster Pump Station at (Shoal Point)	2022-26	\$187,993
W-MK-T-1	Nebo Rd WTP Upgrades-Chlorine Dosing System	2027-31	\$258,742
W-MK-T-1	Nebo Rd WTP Upgrades- Chemical Dosing System	2027-31	\$189,188
W-MK-T-1	Nebo Rd WTP Upgrades-Clarifiers	2027-31	\$12,236,545
W-MK-T-1	Nebo Rd WTP Upgrade-Sludge Management	2027-31	\$5,174,379
W-SB-N-4	WMR- Millenium Dr 2021 FF augmentation	2027-31	\$61,705
W-SB-N-5	WMR-Cemetery Road main augmentation	2027-31	\$58,500
W-SB-N-6	WMR- Anzac Street to Bell Street main augmentations	2027-31	\$123,148
W-SB-N-7	WMR-Hans Christian Street Main Augmentation	2027-31	\$78,988
W-SB-N-9	WMR- Anzac Street to Bruce Hwy main augmentations	2027-31	\$144,291
W-SB-N-8	WMR-Bruce Hwy/Broad Street Crossing from Anzac Street	2027-31	\$108,053
W-MK-N-10	WMT-Hospital to Swayne Street main augmentation	2027-31	\$51,973
U-MK-P-1	Dumbleton PS power Upgrades	2027-31	\$1,448,298
TOTAL			\$44,090,220

Note—1. Table 3.2.1 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table 3.2.2—Sewerage network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est timing	Column 4 Est cost ²
S-MM-T-1	Mirani Effluent Dam	2016-21	\$3,516,068.00
S-MM-T-1	Mirani Liquid Stream Upgrade	2016-21	\$14,694,442.00
S-MS-N-2	SLP-City Centre GREGORY st upgrade	2016-21	\$457,329.00
S-MN-P-6	SPS - New SPS for Explorer Estate East SPS catchment (Rural View)	2016-21	\$297,322.00
S- MN-P-1	SRP - Dump Rd SPS Catchment (Rural View)	2016-21	\$301,135.00
S-MN-T-1	STP-Augmentation of Bucasia STP (MNWRF) (STP-Northern Sewerage Strategy)	2022-26	\$31,261,346.00
S-MN-N-1	Prawn Farm SPS Catchment (Eimeo) Sewer Main	2022-26	\$1,607,929.00
S-MM-P-4	SPS- Upgrade of PSMA10	2022-26	\$132,136.00
S-MN-P-5	SPS-Dump Rd PS (PSBU01A) Upgrade Stage 2	2022-26	\$732,428.00
S-MN-P-9	SPS-Prawn Farm PS (PSEI01) Upgrade Stage 2	2022-26	\$1,635,575.00
S-MN-P-3	SPS - Darcy Bvd (PSBE11)	2022-26	\$111,867.00
S-MN-N-2	SRM - Symons Farm PS Catchment (Rural View)	2022-26	\$2,426,810.00
S-MM-N-2	CSRM- New DN200 Rising Main from PSMA14	2022-26	\$79,548.00
S-MM-P-1	CSPS- New Pump PSMA14	2022-26	\$864,328.00
S-MN-P-7	SPS-Symons Farm SPS (PSRV02) Upgrade	2022-26	\$711,286.00
S-MS-P-1	SPS-Temples Lane SPS Augmentation (Stage 1)	2022-26	\$936,360.00
S-MM-P-6	SPS- Upgrade of PSMI03	2022-26	\$190,307.00
S-MM-P-5	SPS- Upgrade of PSMI01	2022-26	\$247,255.00
S-MM-P-7	SPS- Upgrade of PSMI04 Mirani no 4	2022-26	\$141,634.00
S-MN-P-10	SPS-Lindwall St PS upgrade	2022-26	\$883,050.00
S-MN-P-2	SPS - Bucasia SPS (PSSH11)	2022-26	\$319,384.00
S-MS-P-3	SPS - Schmidtkes Rd SPS upgrade (Stage 2)	2022-26	\$475,191.00
S-MS-N-1	SRM-Gordon Street SPS Rising Main Relocation	2022-26	\$1,941,363.00
S-MM-N-1	CSRM- New DN150 Duplicate Rising Main from PSMI01/PSMI08 to Mirani WWTP	2022-26	\$302,709.00
S-MM-P-3	SPS- Upgrade of PSMA08	2027-31	\$189,133.00
S-MM-P-2	CSPS- Upgrade of PSMI08	2027-31	\$281,574.00
S-MS-N-5	Bold St SPS - Program of works for Bold St SPS Upgrade	2027-31	\$3,894,000
S-MS-P-2	SPS-Mulherin Dr PS Upgrade	2027-31	\$505,294.00
S-MS-N-3	SRM-Upgrade Rising Main from Mulherin Dr PS	2027-31	\$1,076,447.00
S-MS-N-4	SLP-City Centre GORDON st upgrade	2027-31	\$574,272.00
S-MS-P-4	SPS-Connors Road SPS Augmentation	2027-31	\$382,699.00
S-MN-P-4	SPS - Denman Ave SPS (PSSH13) Emergency storage	2027-31	\$82,092.00
S-MN-P-8	SPS - Symons Farm (PSRV02) Emergency storage	2027-31	\$139,232.00
TOTAL			\$71,391,545

Note—2. Table 3.2.1 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table 3.2.3—Transport network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est timing	Column 4 Est cost ³
5	Interim Stockroute Rd Construction - Broadsound to Diesel	2016-21	\$3,000,000
13	Bridge Road - At Paradise Street	2022-26	\$7,736,000
14	Paradise Street - At Webberley St	2022-26	\$5,185,443
19	Milton/Archibald Intersection - Milton Street at Archibald	2016-21	\$6,747,086
20	Bridge Road - At Milton Street	2022-26	\$6,123,363
22	Milton Street - At East Boundary Rd	2016-21	\$4,494,502
25	East Boundary Road - Connors Rd to Success St	2027-31	\$7,629,714
27	Bedford Road - At Andergrove Rd	2027-31	\$2,384,981
29	Glenpark Street - Overpass	2027-31	\$34,189,413
32	Malcomson Street - at Charles Hodge Avenue (Ultimate)	2027-31	\$7,353,843
49	Archibald/Central Park - Intersection Upgrade - Design, Services and Land acquisition only	2027-31	\$8,180,194
51	Phillip Street - to Stuart Hindle Dr	2016-21	\$2,939,596
54	Kellys Road - Upgrade of 450m of Kellys Road South	2022-26	\$2,288,215
64	Golflinks Road - Hwy to Eaglemount Rd	2016-21	\$9,210,000
65	Golflinks and Eaglemount	2022-26	\$456,393
68	South West link Road - Plantation Palms Intersection Eimeo Rd - Upgrade Minor Collector to Sub arterial - Stage 1	2022-26	\$609,947
70	Chenoweth Drive - W bdry Blacks Beach Cove - Bondi Road - Upgrade Minor Collector to Subarterial	2022-26	\$5,120,350
71	Reed Street - Rosewood Dr to McCreedys Ck	2027-31	\$6,825,943
73	Dawson Bvd - N bdry Richmond Hills Stg 1 - N bdry Richmond Hills Development - Upgrade Minor Collector to Subarterial	2022-26	\$3,484,398
83	Reed Street - Extension to McCreedy Ck Bridge	2027-31	\$10,215,267
94	Wallmans - Eimeo Road Link	2016-21	\$3,247,088
98	Connors Road - At Farrelly Rd	2022-26	\$1,219,893
100	Juliet Street - At George St and Evan St	2027-31	\$10,875,525
1007	Brooks Road - Sarina Beach Rd to Place Ave	2022-26	\$2,378,792
1012	Beaconsfield Road - At Holts Rd Intersection	2016-21	\$5,310,402
1014	Beaconsfield Road - At Nicklin Dr	2022-26	\$6,308,440
1015	Beaconsfield Road - Holts Rd to Nicklin Dr	2027-31	\$6,366,161
1018	Beaconsfield Road - At Norris Rd	2027-31	\$6,102,492
1019	Beaconsfield Road - Norris Rd to Glenpark St	2027-31	\$6,210,888
1030	Boundary Rd West - Bernborough Ave to Rainlover St	2022-26	\$120,000
1031	Glenpark Street - Beaconsfield Rd to Bedford Rd	2027-31	\$9,322,623
1035	Boundary Road West - Cowley's Rd to Bernborough Ave	2016-21	\$2,084,338
1065	Shoal Point Rd/ Royal Sand Bvd intersection	2027-31	\$5,542,419
1067	Norwood parade Extension to McCreedys Creek	2016-21	\$2,250,000
12a	Paradise/George Intersection	2016-21	\$1,365,134
12b	George St Realignment	2016-21	\$2,336,771
TOTAL			\$205,215,614

Note—3. Table 3.2.1 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table 3.2.4—Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est timing	Column 4 Est cost⁴
APS-1	Aspley Creek (Keeleys Road) - Culvert - Drainage upgrade	2027-31	\$1,221,733
BAK-1	Bakers Creek Catchment - Ooralea - Culverts - Bound3 a,b,c,e,f	2016-21	\$1,292,799
BAK-15	Bakers Creek Catchment - Ooralea - Land Acquisition & Construction - Ferris Gully - 1650 to 3250 - Bruce Hwy to Schmidtkes	2027-31	\$11,564,615
BAK-16	Bakers Creek Catchment - Ooralea - Land Acquisition & Construction - Ferris Gully - 500 to 1350	2027-31	\$3,389,826
BAK-17	Bakers Creek Catchment - Ooralea - Land Acquisition & Construction - Ferris Gully - 4300 to 4700	2016-21	\$4,845,000
BAK-19	Bakers Creek Catchment - Ooralea - Land Acquisition & Construction - Ferris Gully - East of Connors	2016-21	\$422,850
BAK-26	Bakers Creek Catchment - Ooralea - Land Acquisition & Construction - Ferris Gully - 3350 to 4200	2016-21	\$3,889,211
BAK-27	Bakers Creek Catchment - Milton Street Trunk Drainage South of Football	2027-31	\$2,242,789
BAK - 28	Bakers creek _Ooralea (Ferris Gully - East Link Drain (0 to 260)	2016-21	\$904,480
BAK - 29	Bakers creek _Ooralea (Land Acquisition -Ferris Gully 350 to 1350)	2016-21	\$520,000
BAK - 30	Bakers creek _Ooralea (Ferris Gully - Connecting Drain BR01-BR02)	2016-21	\$392,354
BAK - 32	Bakers creek _Ooralea -Ferris Gully - Culvert W Leg CQU Drain BR02	2016-21	\$1,132,996
BAK - 31	Bakers creek _Ooralea (Land Acqisition - Ferris Gully - 350 to 1350) - Second Stage	2027-31	\$3,389,826
BAK-3	Bakers Creek Catchment - Ooralea - Culverts - Cowley's 1 a,b	2016-21	\$346,114
BAK-4	Bakers Creek Catchment - Ooralea - Culverts - Cowleys7 a,b,e,f	2016-21	\$1,279,641
BAK-5	Bakers Creek Catchment - Ooralea - Culverts - Cowley's 8 a,b,f	2016-21	\$1,107,726
BAK-8	Bakers Creek Catchment - Ooralea - Culverts - Schmid3 a,b,c,e,f,g	2016-21	\$2,476,009
BUC-1	Bucasia - Shoal Point - Brampton Av/St Bees Av/Kemp St	2027-31	\$3,449,044
BUC-2	Bucasia - Shoal Point - Downie St to Elizabeth Dr	2027-31	\$1,167,129
BUC-3	Bucasia - Shoal Point - Esplanade	2027-31	\$111,761
BUC-4	Bucasia - Shoal Point - Shoal Point Road	2027-31	\$813,454
BUC-6	Bucasia - Shoal Point - Waverley Street South	2027-31	\$2,587,491
BUC-7	Bucasia - Shoal Point - Williams Avenue	2027-31	\$673,398
KEL-1	Kellys Road Catchment - BCKR Reach A1-1 Upstream Kellys Rd Sth	2022-26	\$575,912
KEL-2	Kellys Road Catchment - BCKR Reach A1-2 Downstream Kellys Rd Sth	2022-26	\$1,534,298
KEL-3	Kellys Road Catchment - BCKR Reach A1-3 Upstrm Kelly Country Drain	2022-26	\$1,314,161
KEL-4	Kellys Road Catchment - BCKR Reach A1-4 Kelly Country Estate	2022-26	\$437,637
KEL - 5	Kellys Road Catchmenet - BCKR Reach A1-5 to detention Basin	2016-21	\$1,023,060
KEL-6	Kellys Road Catchment - BCKR Reach A2-1Upstrm Kellys Rd Sth	2022-26	\$1,302,907
KEL-7	Kellys Road Catchment - BCKR Reach A2-2 Upstrm Channel	2016-21	\$951,862
KEL-8	Walkerston - Bold Street Walkerston Stage 1	2016-21	\$1,154,676
KEL-9	Kellys Road Catchment - BCKR Kellys Road South Culverts	2022-26	\$1,618,279
KEL - 10	Kellys Road Cathcment - Bold Street Walkerston - Stage 2	2016-21	\$687,270
KEL -11	Kellys Road Catcment - BCKR Reach A1-6 detention Basin	2022-26	\$1,023,060
MCC-1	McCreadys Creek Catchment - Beaconsfield Road Culvert	2022-26	\$1,350,373
MCC-2	McCreadys Creek Catchment - Broomdykes Drive	2022-26	\$450,512

Note—4. Table 3.2.14 Column 4 The establishment cost is expressed in current cost terms as at the base date.

Table 3.2.4—Stormwater network schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est timing	Column 4 Est cost⁴
MCC-5	McCreadys Creek Catchment - Mt Pleasant	2022-26	\$1,323,584
MCS1	McCreadys Creek Catchment - MCS1	2016-21	\$692,961
MCS3	McCreadys Creek Catchment - MCS3	2016-21	\$4,127,365
MIR -1	Mirani (Matz Land Outlet) - Alica and Alexandri Street Drainage	2016-21	\$896,544
MIR - 2	Mirani - Walz Lane Outlet	2027-31	\$7,273,641
PIO-1	Pioneer River - Levee Construction	2016-21	\$2,443,640
REL-1	Reliance Creek Catchment - Rural View	2022-26	\$1,366,281
REL-2	Reliance Creek Catchment - Final Shoal Point Road Drainage	2027-31	\$2,367,207
REL-3	Reliance Creek Catchment - Interim Shoal Point Road Drainage	2022-26	\$3,167,034
SAN-5	Sandfly Creek - Victoria Street Underground Master Drainage	2016-21	\$1,124,880
SAN-6	Sandfly Creek - Victoria Street Underground Master Drainage	2022-26	\$2,181,250
SAR-1	Sarina - Broad Street/ Beach Rd Drainage Study	2027-31	\$5,262,255
SAR-2	Sarina - Broad Street/ East street Drainage Study	2027-31	\$2,656,712
SHE -1	Shellgrit Creek (Absolon Street Drainage Study) - Case 3a Stages 1 and 2	2027-31	\$10,939,112
SHE-2	Shellgrit Creek - Absolon Street Drainage Study	2027-31	\$2,474,330
SHE-5	Shellgrit Creek - Dennis Street Drain	2022-26	\$248,640
SHE-6	Shellgrit Creek - Goldsmith Street Culvert Replacement	2016-21	\$751,511
SHE -8	Shellgrit Creek (Beach Outlet North of Kippen Street)	2016-21	\$4,007,792
SHE -9	South Mackay Levee	2016-21	\$9,828,908
SM-2	South Mackay Main Drainage - South Mackay Main Drain	2016-21	\$412,195
VIN-1	Vines Creek - Gaylard Street drain catchment	2027-31	\$2,803,181
VIN-2	Vines Creek - Gaylard Street drain catchment	2027-31	\$6,183,664
WAL-1	Walkerston - Dutton Street Walkerston	2027-31	\$497,280
TOTAL			\$135,674,220

Table 3.2.5— Parks and land for community facilities schedule of works

Column 1 Map reference	Column 2 Trunk infrastructure	Column 3 Est timing	Column 4 - Est cost ¹		
			Land	Embellishment	Total
Land for Community Facilities					
No projects identified for Community Facilities					
Parks and Open Space					
1.4	Shoal Pt Waters Lake Park - Local Park with play equipment	2027-31	\$350,000	\$174,000	\$524,000
2.6	Plantation Palms Park 3 - Local park without play equipment	2027-31	\$316,680	\$94,000	\$410,680
4.1	Kerrisdale North Park - Local Park without play equipment	2027-31	\$350,000	\$94,000	\$444,000
5.1	Beaconsfield Heights Park - Local Park without play equipment	2022-26	\$350,000	\$94,000	\$444,000
16.2	Kellys Road Park - Local Park with play equipment	2022-26	\$180,180	\$174,000	\$354,180
17.4	Marian Meadows Park - Local Park without play equipment	2027-31	\$140,000	\$94,000	\$234,000
18.1	Mirani esplanade park - Local Park without play equipment	2027-31	\$350,000	\$94,000	\$444,000
18.3	Pioneer Lakes Park - Local Park without play equipment	2027-31	\$-	\$65,000	\$65,000
19.4	Millenium Drive Park - Local Park with play equipment	2027-31	\$91,490	\$161,500	\$252,990
2.2	Rosewood Drive DISTRICT Park - District Park with play equipment	2027-31	\$1,050,000	\$662,500	\$1,712,500
TOTAL					\$4,885,350

Note—5. **Error! Reference source not found.**5 Column 4 The establishment cost is expressed in current cost terms as at the base date.

SC3.3 Local government infrastructure plan maps

Local Government Infrastructure Plan Map LGIP **SC 3.3.2 Priority infrastructure area and projection areas maps**

Local Government Infrastructure Plan Map LGIP **SC 3.3.3 Plans for trunk water supply infrastructure**

Local Government Infrastructure Plan Map LGIP **SC 3.3.4 Plans for trunk sewerage infrastructure**

Local Government Infrastructure Plan Map LGIP **SC 3.3.5 Plans for trunk transport infrastructure**

Local Government Infrastructure Plan Map LGIP **SC 3.3.6 Plans for trunk stormwater infrastructure**

Local Government Infrastructure Plan Map LGIP **SC 3.3.7 Plans for trunk parks and land for community facilities infrastructure**

Schedule 4 Notations required under the *Planning Act 2016*

SC4.1 Notation of decisions affecting the planning scheme under section 89 of the Act

Table SC4.1.1 – Notation of decisions under section 89 of the Act

Date of decision	Location (real property description)	Decision type	File/map reference
Section 89(1)(a) – approvals that are substantially inconsistent with the planning scheme			
-	-	-	-
Section 89(1)(b) – variation approvals			
27 March 2019	Lot 699 Bruce Highway, Bakers Creek (Lot 699 on SP344956)	Preliminary approval to override the planning scheme (Mackay Region Planning Scheme) – Approved	DA-2018-110
24 December 2020	23-25 Schmidtkes Road, Ooralea (Lot 4 on SP237101)	Preliminary approval to override the planning scheme (Mackay Region Planning Scheme) – Approved	DA-2019-99
20 April 2021	145 Archibald Street, Paget (Lot 1 on SP282850)	Preliminary approval to override the planning scheme (Mackay Region Planning Scheme) – Approved	DA-2019-159
9 March 2022	1-11 Carl Street, and 29 and 33 Arana Drive, Rural View (Lots 1, 2 & 5 on 282340)	Preliminary approval to override the planning scheme (Mackay Region Planning Scheme) - Approved	DA-2021-160
27 September 2023	225 Harbour Road, Mackay Harbour (Lot 2 on RP708752)	Preliminary approval to override the planning scheme (Mackay Region Planning Scheme) - Approved	DA-2020-92
10 April 2024	Lots 1, 2 and 823 Sarina Beach Road, Sarina Beach (Lot 1 on CI1905, Lot 2 on RP852611 and Lot 823 on C124111)	Preliminary approval to override the planning scheme (Mackay Region Planning Scheme) - Approved	DA-2018-165
26 November 2025	1-5 & 7 Sol Drive and Lot 719 East Point Drive, Mackay Harbour	Preliminary approval (variation request) to vary the effect of the planning scheme (Mackay Region Planning Scheme)	DA-2024-12

Date of decision	Location (real property description)	Decision type	File/map reference
	(Lot 719 on SP327354, Lot 501 and 507 on SP323624)		
11 August 2025	Lots 5, 800 and 801 Sugarshed Road and 16 Powells Road, Erakala (Lot 2 on CI3004, Lot 5 on RP884701, Lot 800 on SP334125, and Lot 801 on SP334125)	Preliminary approval (variation request) to vary the effect of the planning scheme (Mackay Region Planning Scheme)	DA-2024-158
16 July 2025	Lots 2, 3, B, C and D, Lindeman Island (Lot 2 on CP858366, Lot 3 on CP858361 and Lots B, C and D on HR2029)	Preliminary approval (variation request) to vary the effect of the planning scheme (Mackay Region Planning Scheme)	DA-2024-182
2 December 2025	120-140 & 142-156 Boundary Road East, Paget (Lot 1 on SP288919 and Lot 2 on RP747380)	Preliminary approval (variation request) to vary the effect of the planning scheme (Mackay Region Planning Scheme)	DA-2025-84
31 March 2026	L 102 Logistics Drive, Bakers Creek (Lot 102 on SP 334119)	Preliminary approval (variation request) to vary the effect of the planning scheme (Mackay Region Planning Scheme)	DA-2025-225
Section 89(1)(c) – decisions agreeing to a superseded planning scheme request for a superseded planning scheme to apply to the carrying out of particular development			
17 July 2018	438 Balnagowan Mandarana Road, Balnagowan (Lot 1 on RP881163)	Superseded planning scheme request – Reconfiguring 1 lot into 2 – Approved	DA-2017-126
28 May 2018	Lot 7 Sarina Beach Road, Sarina Beach (Lot 7 on SP249138)	Superseded planning scheme request – Dwelling house (outbuilding) as accepted development	DA-2018-39
31 July 2018	17/19 East Point Drive, Mackay Harbour (Lot 17 on SP143903)	Superseded planning scheme request – Material change of use for 4 multiple dwellings – Approved	DA-2018-69
12 February 2019	6 Hilda Court, North Mackay (Lot 18 on RP903544)	Superseded planning scheme request – Reconfiguring 1 lot into 2 – Approved	DA-2018-85

Date of decision	Location (real property description)	Decision type	File/map reference
16 October 2020	25216 Peak Downs Highway, Greenmount (Lot 6 on RP736954)	Superseded planning scheme request – Home based business – Approved	DA-2019-16

Editor's note – SC4.1 contains details of development approvals that are:

- substantially inconsistent with the planning scheme;
- variation approvals;
- decisions agreeing to a superseded planning scheme request for a superseded planning scheme to apply to the carrying out of particular development.

Note – Section 89(3) of the Act states that the inclusion of a note to the planning scheme under this provision does not amend the planning scheme.

Note – The development applications noted in this section were within their currency period at the time version 4.0 of the planning scheme commenced. Further information on a currency period for a particular approval can be obtained from relevant documents on council's online eApplication Tracker (<https://planning.mackay.qld.gov.au/Pages/XC.Track/SearchApplication.aspx>).

Note – Development approvals issued prior to the Act and the commencement of the planning scheme are not included in Schedule 4. These approvals were issued under repealed legislation such as section 242 of the *Sustainable Planning Act 2009* and section 3.1.6 of the *Integrated Planning Act 1997* can be located by searching council's online eApplication Tracker (<https://planning.mackay.qld.gov.au/Pages/XC.Track/SearchApplication.aspx>).

Note – Property addresses and associated lot on plan descriptions were correct at the date version 4.0 of the planning scheme commenced.

SC4.2 Notation of resolution(s) under Chapter 4, Part 2, Division 2 of the Act

Table SC4.2.1 – Notation of resolutions under Chapter 4, Part 2, Division 2 of the Act

Date of resolution	Date of effect	Details	Contact information
25 February 2026	2 March 2026	Mackay Regional Council – Adopted Charges Resolution endorsed by Council at the Ordinary Meeting of 25 February 2026	Strategic Planning program, Mackay Regional Council

Note – A copy of the Mackay Regional Council's adopted charges resolution (as amended from time to time) can be viewed or downloaded at www.mackay.qld.gov.au/planningschemes.

Editor's note – This schedule must provide information about the adopted infrastructure charges for the local government and where a copy of the adopted charges can be obtained, including a link to the local government website where a copy of the infrastructure charges resolution can be viewed or downloaded in accordance with the requirements of section 117(1)(a) of the Act.

SC4.3 Notation of registration for urban encroachment provisions under section 267 of the Act

Table SC4.3.1 – Notation of registrations made under section 267 of the Act

Date of registration of the premises	Location of premises (real property description)	Details of registration	Term of registration
-	-	-	-

Schedule 5 Designation of premises for development

Editor's note –

This Schedule is to be used as a guide only for planning purposes.

While every care is taken to ensure the accuracy of this product Mackay Regional Council makes no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) or all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of this product being inaccurate or incomplete in any way or for any reason.

Table SC5.1 – Designation of premises for development of infrastructure under section 42 of the Act

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
25/08/2000	Lot 174 on CP894725	67 Victoria Street, Mackay Brisbane, Victoria and Sydney Streets, Mackay (now known as 57 Victoria Street, Mackay)	(s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions
19/12/2003	Lot 3 on SP129626 (now known as Lot 3 on SP244491)	4 Holts Road, Beaconsfield (now known as 49 Beaconsfield Road, Beaconsfield)	g) emergency services facilities
02/07/2004	Lot 3 on SP151924 (now known as Lot 9 on SP170026)	Cnr Mackay-Eimeo Deviation Road and Carl Street, North Mackay	(s) any other facility not mentioned in paragraphs (a) to (r) and intended primarily to accommodate government functions
16/07/2004	Lot 9 on SP150408 Lot 10 on SP150408 (now known as Lot 9 on SP159554)	Off Garget Mia Mia Road, Gargett	(g) emergency services facilities
27/05/2005	Lot 1 on SP176480	3 Transport Avenue, Paget	(g) emergency services facilities
17/11/2006	Lot 11 on SP109888 Lot 1020 on C124171 Lot 12 on K124329 Lot 54 on K124329 Lot 1049 on C124594	Various addresses	(k) operating works under the Electricity Act 1994

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	Lot 664 on K124817 Lot 1009 on FTY1286 Lot 15 on SP157763 Lot 5 on SP167646 Lot 866 on FTY1698 Lot 907 on FTY1834 Lot 696 on OL264 Lot 44 on CI3793 Lot 67 on CI3976 Lot 46 on CI4532 Lot 3 on RP703922 Lot 6 on RP703924 Lot 5 on RP703930 Lot 2 on RP718636 Lot 1 on RP728837 Lot 5 on RP730037 Lot 8 on RP730037 Lot 11 on RP730286 Lot 2 on RP735778 Lot 1 on RP735778 Lot 2 on RP736165 Lot 4 on RP736165 Lot 3 on RP736165 Lot 1 on RP736165 Lot 3 on RP736166 Lot 3 on RP736171 Lot 2 on RP739219 Lot 1 on RP739219 Lot 9 on RP739219 Lot 8 on RP739219 Lot 7 on RP739219 Lot 6 on RP739219 Lot 5 on RP739219 Lot 4 on RP739219 Lot 2 on RP739730 Lot 4 on RP740028 Lot 3 on RP740028 Lot 3 on RP740736 Lot 7 on RP740978 Lot 3 on RP740556 Lot 1 on RP812643 Lot 11 on CP858319		

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	Lot 9 on CP858319 Lot 4 on RP858320 Lot 3 on RP858320 Lot 3 on RP886920 Lot 7 on RP899726 Lot 6 on RP899726 Lot 12 on RP906797 Lot 6 on RP909270		
05/04/2007	Lot 1 on RP729350	92211 Bruce Highway, Alligator Creek	(k) operating works under the Electricity Act 1994
30/07/2008	Lot 3 on RP729350 Lot 2 on RP734244 Lot 411 on CI2185 Lot 2 on RP727941 Lot 68 on CI1603 Lot 1 on RP720547 Lot 2 on RP714898 Lot 2 on RP727918 Lot 74 on CI2639 Lot 8 on RP734897 Lot 3 on SP176548 Lot 3 on SP176548 Lot 4 on RP894736 Lot 12 on RP849147 Lot 1 on RP741060 Lot 11 on SP177205 Lot 17 on RP896821 Lot 7 on RP742355 Lot 19 on RP896822 Lot 7 on RP906312 Lot 44 on SP187032	Various addresses	(k) operating works under the Electricity Act 1994
13/02/2009	Lot 81 on SP202066	Lot 81 Glenella-Richmond Road, Glenella	(k) operating works under the Electricity Act 1994
08/05/2009	Lot 13 on SP105572 Lot 12 on SP105572 Lot 21 on RP747916 Lot 22 on SP100849	Various addresses	(k) operating works under the Electricity Act 1994

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
	Lot 4 on SP100849 Lot 22 on SP100849 Lot 5 on SP100853 Lot 20 on SP130207 Lot 2 on SP100854 Lot 6 on SP100854 Lot 1 on SP100855 Lot 3 on RP704214 Lot 2 on RP704214 Lot 3 on RP714333 Lot 2 on RP721791 Lot 200 on CP866497 Lot 69 on K103149 Lot 3 on RP742181 Lot 2 on RP702634 Lot 4 on RP893247 Lot 1 on RP741880 Lot 1 on CI3064 Lot 2 on RP881163 Lot 5 on RP881163 Lot 1 on RP713708 Lot 13 on SP124841 Lot 1 on RP716948 Lot 3 on RP741503 Lot 12 on SP178743 Lot 17 on SP120249 Lot 1 on RP882367 Lot 12 on SP178743 Lot 2 on RP744282 Lot 1 on RP735474 Lot 2 on RP744282 Lot 1 on RP735474 Lot 2 on RP744625 Lot 2 on RP724636 Lot 1 on CI2118 Lot 4 on SP159721 Lot 2 on RP886035 Lot 1 on RP716241 Lot 2 on RP716241		

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
04/09/2009	Lot 108 on SP126416 (now known as Lot 128 on SP264916)	475 Bridge Road, West Mackay	h) hospitals and associated institutions (r) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in paragraphs (a) to (q)
11/02/2011	Lot 254 on K1244 Lot 255 on K1244 Lot 473 on CI810987 Lot 474 on CI810987 (now known as Lots 1, 2 and 3 on SP228232)	149, 171 and 193 Boundary Road, Ooralea	(e) community and cultural facilities, including child-care facilities, community centres, meeting halls, galleries and libraries (g) educational facilities
09/12/2011	Lot 8 on W19024 Lot 9 on W19024	21-23 Dutton Street, Walkerston	(7) emergency services
14/01/2012	Lot 6 on SP151924 (now Lot 16 on SP253343)	30-70 Rosewood Drive, Rural View	(4) community and cultural
02/11/2012	Lot 508 on CP864633	221 Bedford Road, Andergrove	(4) community and cultural
08/03/2013	Lot 1 on SP221679 Lot 2 on SP221679 Lot 3 on SP221679 Lot 1 on RP704750 Lot 9 on RP749853 Lot 61 on SP244247 Lot 2 on CP854468 Lot 8 on RP904457	Various addresses, Racecourse	(k) operating works under the Electricity Act 1994
16/08/2013	Lot 232 on SP107829	137 Anzac Avenue, Marian	(4) community and cultural
06/09/2013	Lot 4 on CP889518	5427 Bruce Highway, Calen	(4) community and cultural
27/06/2014	Lot 85 on CI2218 Lot 86 on CI2640	2 Augusta Street and 3 Alice Street, Mirani	(4) community and cultural

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
17/02/2017	Lot 1 on SP289374	15 Alfred Street, Mackay	(7) emergency services facilities (15) storage and works depots and similar facilities, including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part.
16/06/2017	Lot 2 on RP715938	393-397 Shakespeare Street, West Mackay	(9) hospitals and associated institutions
25/01/2018	Lot 363 on CI3550; Lots 1 and 2 on RP739651	21-29 Old Eimeo Road, Rural View	(4) community and cultural facilities (6) education facilities (12) sporting facilities (15) storage and works depots and the like including administrative facilities associated with the provision or maintenance of the community infrastructure mentioned in this part
29/05/2020	Lot 96 on CI1427, Lot 1 on S53640 and Lot 8 on SP168719	14-30 Anzac Street, L1 Breen Street and L8 Bruce Highway, Sarina	(3) community and cultural facilities, including community centres, galleries, libraries and meeting halls (6) educational facilities
25/09/2020	Lot 4 on RP894678	47 Brewers Road, Sarina	(12) hospitals and health care services (19) any other facility not stated in this part that is intended mainly to accommodate government functions
30/01/2026	Lot 128 on SP264916	475 Bridge Road, West Mackay	(12) hospitals and health care services

Date the designation, amendment, extension or repeal takes effect	Location of premises (real property description)	Street address (including the relevant local government area if the notation is outside the planning scheme area)	Type of infrastructure
			(20) storage and works depots and similar facilities, including administrative facilities relating to the provision or maintenance of infrastructure stated in this part

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1 – Abbreviations and acronyms

Abbreviation/ acronym	Description
AD	Average day
ADA	Aquaculture development area
ADWF	Average dry weather flow
AEP	Annual exceedance probability
AHD	Australian height datum
ALCAB	Agricultural land classification A and B
ANEF	Australian noise exposure forecast
ANZECC	Australian and New Zealand Environment Conservation Council
AO	Acceptable outcome
AS	Australian Standards
AS/NZS	Australian and New Zealand Standards
AV	Articulated vehicle
B99	Vehicles with physical dimensions at the 99.8 th percentile of all cars, utes, light vans and 4 wheel drive vehicles
BA 1975	<i>Building Act 1975</i>
BCA	Building Code of Australia
BPEM Guidelines	Queensland Best Practice Environmental Management Guidelines
BR 2021	<i>Building Regulation 2021</i>
BW	Building works
CASA	Civil Aviation Safety Authority
City Centre	Mackay City Centre
CMD	Coastal management district
CPESC	Certified professional in erosion and sediment control
CPSS	Certified practising soil scientist
CPTED	Crime prevention through environmental design
dB	Decibels
DFE	Defined flood event
DME facility	Distance measuring equipment facility
DSS	Desired standards of service
DSTE	Defined storm tide event
DTMR	Department of Transport and Main Roads
e.g.	for example

Abbreviation/ acronym	Description
EME	Electromagnetic emissions
EP	Equivalent persons
EPA	Environmental Protection Agency
ESCP	Erosion and sediment control plan
FTE (employee)	Full-time equivalent
GFA	Gross floor area
GPT	Gross pollutant trap
Ha or ha	hectares
HAT	Highest astronomical tide
HRV	Heavy rigid vehicle
Hz	Hertz
IAA	Important agricultural areas
ICOMOS	International Council of Monuments and Sites
i.e.	that is
km	kilometres
kPa	kilopascal
KRA	Key Resource Area
kL	kilolitres
kV	Kilovolts
LGIP	Local government infrastructure plan
LIAA	Locally importance agricultural areas
m	metres
mm	millimetres
m²	metres squared
m³	cubic metres
m/s	metres per second
MATM	Mackay Area Transport Model
MCU	Material change of use as defined in the <i>Act</i>
MRC	Mackay Regional Council
MSES	Matters of State environmental significance
NA	Not applicable
NDB facility	Non-directional beacon facility
NHMRC	National Health and Medical Research Council
no.	number
NRAS	National Rental Affordability Scheme

Abbreviation/ acronym	Description
OLS	Obstacle limitation surface
OMP	Outermost projection
OW	Operational works as defined in the <i>Act</i>
PDA	Priority Development Area
PFTI	Plans for trunk infrastructure
PIA	Priority infrastructure areas
PO	Prescribed outcome
PWWF	Peak wet weather flow
QCCCE	Queensland climate change centre for excellence
QDC	Queensland Development Code
QPP	Queensland Planning Provisions
ROL	Reconfiguring a lot as defined in the <i>Act</i>
RPEQ	Registered professional engineer of Queensland
RSTE	Recommended storm-tide event
RSTEL	Recommended storm-tide event level
SDA	State Development Area
SPA	<i>Sustainable Planning Act 2009</i>
SPP	State Planning Policy
SPP IMS	State Planning Policy Interactive Mapping System
sqm	square metres
SQMP	Stormwater quality management plan
SQID	Stormwater quality intervention device
SRV	Small rigid vehicle
the Act	<i>Planning Act 2016</i>
the Regulation	<i>Planning Regulation 2016</i>
the SP Act	<i>Sustainable Planning Act 2009 (repealed)</i>
the SP Regulation	<i>Sustainable Planning Regulation 2009 (repealed)</i>
TWCMP	Total water cycle management plan
UHF	Ultra high frequency
VHF	Very high frequency communication facility
VOR	VHF omni-directional rangefinder
WQO	Water quality objectives
WSAA	Water Services Association of Australia
WSUD	Water sensitive urban design
WWMP	Waste water management plan

Appendix 2 Table of amendments

Table AP2.1 – Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption – 1 June 2026 Effective – 15 June 2026	Mackay Region Planning Scheme – Version 5.0	Administrative (10)	Administrative amendments: (a) create version 5.0 of the planning scheme incorporating amendments from Qualified state interest (3) and Major (3) (b) update legislative references (c) update Schedules 4 and 5.
Adoption – 27 May 2026 Effective – 15 June 2026	Mackay Region Planning Scheme – Version 5.0	- Qualified State Interest (3) - Major (3)	Qualified state interest amendments: (a) update requirements related to healthy waters assets to ensure they are designed and constructed correctly and that requirements are clear and workable. Major amendments: (a) incorporate new flood risk (Finch Hatton) overlay maps and code (b) facilitate appropriate development outcomes in Finch Hatton and Eungella that: (i) are commensurate to identified development constraints, and (ii) support development outcomes related to the Finch Hatton mountain bike network and local tourism (c) include the Finch Hatton trailhead and mountain bike trails sites within the Sport and recreation zone (d) include the proposed Finch Hatton and Eungella town centres within the Neighbourhood centre zone.
Adoption – 11 December 2024 Effective – 13 December 2024	Mackay Region Planning Scheme 2017 – Version 4.1	- Minor (6) - Administrative (9)	Minor amendments: (a) incorporate updated flood hazard mapping into the Flood and coastal hazards overlay maps from the McCreadys Creek Flood Study, which was adopted by Council on 28 August 2024 (b) change zones on certain properties to reflect constructed development.

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			Administrative amendments: (a) update the suite of land use definitions identified in the <i>Planning Regulation 2017</i>, including consequential changes to land use references throughout the planning scheme (b) include reference to the Mackay State Development Area in Part 10 Other Plans (c) update Schedule 4 (d) remove redundant references and update legislative references (e) create version 4.1 of the planning scheme incorporating amendments from Minor (6) and Administrative (9).
Adoption – 13 April 2022 Effective – 26 April 2022	Mackay Region Planning Scheme 2017 – Version 4.0	• Major (2) • Administrative (8) • Minor (5) • LGIP administrative (2)	Major amendments to: (a) update to the Bushfire hazard overlay code to align with State Planning Policy (b) statements relating to planning for Aboriginal and Torres Strait Islander People in the Strategic framework (c) include high impact activity buffers around the Palmyra motorsports precinct and Mackay showground (d) improve provisions in the Agricultural land overlay code and Reconfiguring a lot code relating to protecting the utility and productivity of agricultural land (e) make the following changes to the tables of assessment: (i) clarify assessment triggers for operational works (ii) make industry activities (except for service industry and special industry) accepted development in the High impact industry zone (iii) make low impact industry (involving brewing, coffee roasting or distilling alcohol) code assessable in the Principal centre zone and Major centre zone (iv) make tourist attraction (involving adventure tourism or farm based tourism) and low impact industry (involving brewing, coffee roasting or

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			distilling alcohol) code assessable in the Rural zone (v) make community residence code assessable if not complying with the accepted development criteria under the Planning Regulation (vi) include a material change of use trigger for assessable development not mentioned in Mackay city centre local plan table of assessment, to call up the local plan code for all assessable development in the local plan area (vii) make a new table of assessment for the Marian central local plan to trigger assessment for assessable development located in the local plan boundary. (f) include additional references to the Mackay Waterfront PDA development scheme and removed redundant provisions that are covered by the PDA development scheme (g) new footnote to clarify that outdoor rooftop spaces for use by building occupants can sit above the nominated building height (h) apply new parking rates for indoor sport and recreation and dwelling unit where located in the Mackay city centre local plan (i) rationalise provisions in the Intensive rural activities code to align with ERA thresholds (j) include new provisions in the Rural zone code relating to rural tourism uses (k) include new provisions in the Principal centre zone, Major centre zone, industrial zones relating to brewing, coffee roasting and distilling alcohol activities (l) including additional industry thresholds in Schedule 1 (m) zone changes on certain properties to: (i) correct an error (ii) reflect constructed development

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			(n) remove redundant bushfire hazard overlay mapping in urban zones where constructed development has occurred, removing the hazard (o) make new administrative terms for adventure tourism, building envelope plan, community infrastructure for essential services, constructed waterbody, farm based tourism, food tourism, hazardous materials in the context of bushfire hazard, hazardous vegetation, landscape works, podium, and vulnerable uses Administrative amendments to: (a) remove redundant requirements (b) separate the overlay table of assessment into individual tables per overlay (c) correct grammar, punctuation and references (d) update numbering and cross references (e) remove zoning from land under the jurisdiction of 'other plans' referenced in Part 10 (f) update Schedule 4 Minor amendments to: (c) incorporate updated flood hazard mapping into the flood hazard overlay maps from the North Mackay, West Mackay, and Andergrove/Beaconsfield drainage studies, which were adopted by Council on 27 January 2021 (d) update various planning scheme overlay maps to reflect updated State Planning Policy mapping layers, including wildlife habitat, state heritage places, transport noise corridors Administrative LGIP amendments to: (a) correct existing and projected figures relating to population, industrial employment and industrial floor space for the Mackay Regional Council area, and (b) ensure cadastral information on the LGIP maps is up to date

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption – 28 October 2020 Effective – 9 November 2020	Mackay Region Planning Scheme 2017 – Version 3.1	- Minor (4) - Administrative (7)	Minor amendments to: (a) amend overlay mapping for Flood hazards based off locally prepared flood studies (b) amend planning scheme references to a number of Planning scheme policies Administrative amendments to: (a) update version numbers and cross-references (b) update effective from dates and explanatory information for overlay maps correct errors
Adoption – 11 December 2019 Effective – 3 February 2020	Mackay Region Planning Scheme 2017 – Version 3.0	- Major (1) - Administrative (6)	Major amendments to: (a) create administrative definitions for Self-contained recreational vehicle ground and Self-contained recreational vehicle (b) make Self-contained recreational vehicle grounds Accepted development subject to requirements in certain zones where undertaken as Nature based tourism or as a Tourist park in certain circumstances (c) make Self-contained recreational vehicle grounds Accepted development under certain overlays and Accepted development subject to requirements under other overlays (d) amend Agricultural land overlay code to make AO1.1 and AO1.2 apply to Accepted development subject to requirements and Accepted development (e) create new Nature-based tourism code with a table relating to Nature-based tourism (excluding Self-contained recreational vehicle grounds) and a table relating to Nature-based tourism (Self-contained recreational vehicle grounds only) (f) create new table in Tourist park and relocatable home park code related to Self-contained recreational vehicle grounds only Administrative amendments to: (a) correct spelling and drafting errors throughout the scheme (b) update version numbers and page numbers throughout document

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			(c) update the cadastre on all planning scheme maps (d) separate the Planning scheme policies from the planning scheme (e) correct all cross-references to Planning scheme policies throughout the planning scheme
Adoption – 24 April 2019 Effective – 17 June 2019	Mackay Region Planning Scheme 2017 – Version 2.2	• Qualified State Interest (2) • Minor (3) • Administrative (5)	Qualified State Interest amendments to: (a) update the road hierarchy overlay maps, by: (i) updating road hierarchy classifications to be consistent across the region (ii) consequential mapping changes to reflect the updated classifications (iii) making the following map changes to: A. reflect new roads B. amendments and updates to future road alignments C. correct minor errors and achieve consistency Minor amendments to: (a) Amend the Flood and coastal hazard overlay – flood hazard maps to reflect new flood mapping (Bakers Creek South Mackay Stormwater Trunk Infrastructure Study and Sarina Drainage Study) (b) Reflect updated SPP mapping (c) Reference the Mackay Waterfront PDA Development Scheme Administrative amendments to: (a) Update wording around the Mackay Waterfront PDA (b) Update explanatory information and effective from dates for overlay maps (c) Correct errors in spelling, grammar, numbering and cross references (d) Update version numbers
Adoption - 28 November 2018 Effective – 5 December 2018	Mackay Region Planning Scheme 2017 – Version 2.1	• Qualified State Interest • Minor • Administrative	Qualified State Interest amendments to: (a) clearly identify the planning scheme's building assessment provisions (b) delete Residential densities overlay (c) amend the level of assessment for dwelling house in Emerging

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			community zone and Township zone (d) amend the level of assessment and assessment benchmarks where located in the Airport environs overlay (e) amend reference from 'rear laneways' to 'laneways' (f) amend minimum setbacks (g) amend height for cropping and wholesale nurseries in the Rural residential zone (h) amend height for domestic outbuildings (i) changes to secondary dwellings in the Rural and Rural residential zones (j) include definitions for 'open verandah' and 'sensitive land use zone' (k) amend definition of 'residential zone' and 'secondary road frontage' (l) update references to applicable legislation Minor amendment to: (a) Insert the Open Space Planning Scheme Policy into the scheme Administrative amendments to: (a) correct spelling and drafting errors throughout the scheme (b) update version numbers and page numbers throughout document
Adoption – 27 June 2018 Effective – 1 July 2018	Mackay Region Planning Scheme 2017 – Version 2.0	Administrative	Administrative amendments to: (a) support introduction of Local Government Infrastructure Plan by replacing references to "Priority infrastructure plan" with reference to "Local government infrastructure plan" (b) insert reference to the Mackay Waterfront PDA (c) correct spelling, mapping and drafting errors throughout the scheme (d) update version numbers and page numbers throughout document

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
Adoption – 27 June 2018 Effective – 1 July 2018	Mackay Region Planning Scheme 2017 – Version 2.0	LGIP (1)	Amendment to include Part 4 - Local Government Infrastructure Plan and associated information in Schedule 3 under the repealed Sustainable Planning Act 2009, including: (a) Replace Part 4 – Priority infrastructure plan with the new Part 4 – Local Government Infrastructure Plan (b) Replace Schedule 3 – Priority infrastructure plan mapping and support material with the new Schedule 3 – Local government infrastructure plan mapping and tables
Adoption – 24 April 2018 Effective – 1 May 2018	Mackay Region Planning Scheme 2017 – Version 1.2	- Minor - Administrative	Minor amendments to: (a) introduce reference to heritage statements of significance (b) introduce new flood mapping that has been prepared by council (c) update the following State Planning Policy layers to reflect the latest versions of these layers: (i) Transport noise corridor – state-controlled road (mandatory & voluntary) (ii) Airport environs – wildlife hazard buffers (iii) Coastal hazards – erosion prone areas Administrative amendments to: (a) update version numbers and correct spelling errors (b) change SPP mapping layers to make symbology clearer (c) state correct date of data
Adoption – 26 July 2017 Effective – 31 July 2017	Mackay Region Planning Scheme 2017 – Version 1.1	Administrative	Administrative amendments to correct errors
Adoption – 26 July 2017 Effective – 31 July 2017	Mackay Region Planning Scheme 2017 – Version 1.1	Alignment amendment made under the Alignment amendment rules and Section 293 of the Planning Act 2016.	Alignment amendments to ensure terms in the planning scheme are consistent with the <i>Planning Act 2016</i>. The purpose and general effect of the alignment amendment is to improve the clarity and workability of the planning scheme under the new Act, providing consistency with the new terminology and reflecting changes to the decision

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
			rules for the categories of development and assessment. The Alignment Amendment Template prepared by the Department of Infrastructure, Local government and Planning (DILGP) has provided guidance to Council on how a planning scheme complying with the Queensland Planning Provisions (QPP) should be amended for alignment with the Act. In addition to changed terminology, drafting amendments to codes have: (a) not altered the policy intent or outcomes of the previously drafted assessment criteria of any Mackay Region Planning Scheme (MRPS) 2017 code (b) ensured that assessment benchmarks in the MRPS 2017 satisfy the 'bounded assessment' decision rules for a code assessable development under the new Act (c) provided that the MRPS 2017 codes, specifically the acceptable outcomes (AOs), are sufficiently clear, objective and measurable (d) updated the references (where necessary) to particular legislation