

PART 1 - proposed tracked changes

Part 1 About the planning scheme

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) 202106 or Queensland Development Code (QDC) reference
Bushfire prone areas		
Description of bushfire prone areas for the BCA	<ul style="list-style-type: none"> 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 42-7 BR 202106
Flood hazard		
Designation of a flood hazard area	<ul style="list-style-type: none"> Section 1.7.2 Flood and coastal hazards overlay code, the Note to section 8.2.7.1 only <u>Flood risk (Finch Hatton) overlay code, the Note to section 8.2.8.1 only</u> 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 	Section 32(a) BA 1975 and section 43-8 (1) BR 202106

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PART 1 – ABOUT THE PLANNING SCHEME

	<p>FC - FH – 65</p> <ul style="list-style-type: none"> • Flood risk (Finch Hatton) overlay map: maps FR-01, FR-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: <ul style="list-style-type: none"> - 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) 	
Designation	SC1.2 – Administrative terms, definition for “defined flood event”	Section 32(a) BA 1975 and section 438(1) BR 202106
Declaration of the defined flood event		
Declaration of a freeboard that is more than 300mm	<ul style="list-style-type: none"> • 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 438(1)(b)(iv) BR 202106
Declaration of the finished floor level of class 1 buildings built in all or part of the flood hazard area	<ul style="list-style-type: none"> • 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 438(1)(b)(v) BR 202106
Alternative provisions to QDC		
Building clearance provisions	<p>8.2.8 Heritage and neighbourhood character overlay code:</p> <ul style="list-style-type: none"> • PO1 and AO1.1 • PO2 and AO2.1 • PO9 and AO9.4, AO9.5 <p>9.3.5 Dwelling house code:</p> <ul style="list-style-type: none"> • 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	<p>9.3.5 Dwelling house code:</p> <ul style="list-style-type: none"> • PO5 and AO5 • PO6 and AO6.1 	Section 33(2) BA 1975 (Performance criteria 3 under QDC part 1.1 and part 1.2)

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Varied provisions to QDC		
Building height provisions	9.3.5 Dwelling house code: <ul style="list-style-type: none"> • PO4 and AO4.1, AO4.2, AO4.3 • PO6 and AO6.2 	Section 33(2) BA 1975 and Part 3 section 610 (2) BR 202196 (Performance criteria 4 under QDC part 1.1 and part 1.2)

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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.

PART 3 - proposed tracked changes

Part 3 Strategic framework

3.1 Strategic intent

3.1.1 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.

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

- a clear boundary is established between the urban area and non-urban uses;
- infill opportunities at appropriate locations that support a compact urban form and achieves effective use of land and infrastructure are maximised;
- new development areas achieve a high level of self-containment including increasing access to employment opportunities and social and community facilities in close proximity to residential areas;
- infill and increased residential densities around centres, major transport corridors, and areas of high amenity are encouraged;
- the provision of community health, education and social facilities respect the hierarchy of centres, and achieve high levels of public access and economic efficiency;
- development supports active transport and mobility options that includes access to public transport, walking and cycling;
- sport and recreation facilities are provided at regional and local scale;
- the open space system and provision of parklands maximises access to rivers and esplanades in urban areas;
- infrastructure is sequenced and targeted in support of growth within priority infrastructure areas, with due consideration of economic efficient infrastructure and connectivity between local and regional infrastructure networks; and
- strategic infrastructure is protected from the encroachment of residential and incompatible development.

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

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

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

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

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

The **Richmond investigation area** (Investigation area 2) considers urban expansion in the area bounded by the Glenella-Richmond Road, 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.

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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 Mackay Isaac 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.

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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

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*.

require significant change to the land's natural condition or would adversely affect the conservation of the land's cultural resource and values should be avoided.

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

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

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

3.8 Strong economy

3.8.1 Strategic outcomes

- (1) The City Centre is the primary administrative, professional service, civic, recreational and cultural service centre for the Mackay, Isaac and Whitsunday region.
- (2) The region provides appropriate high and low impact industrial areas to serve the needs of the regional economy.
- (3) The Mackay urban area provides support to the resource industry with appropriate access to commercial and industrial services and air and sea ports.
- (4) Employment areas within Mackay, Walkerston, Sarina, Marian and Mirani are intensified in support of a compact urban form.
- (5) New employment opportunities are encouraged within the network of centres and expansion of industrial areas.
- (6) The diversity of economic activities is supported through appropriate land uses, minimising land use conflicts, protection from incompatible development and protecting economic infrastructure.
- (7) Tourism opportunities are maximised in the region. Tourism facilities enable residents and tourists to experience the region's landscape character and environmentally important areas and is supported by short-term accommodation, transport infrastructure and related services.
- (8) Knowledge based and innovative industries are encouraged with the focus on the 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.		

	<p>(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.</p> <p>(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.</p> <p>(5) Mining-related facilities, services and transport logistics avoid encroachment on sensitive or incompatible land uses.</p> <p>(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.</p>	
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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.

	<p>(2) The Central Queensland University campus:</p> <p>(a) provides regional university services and facilities</p> <p>(b) provides support services and facilities and publicly accessible district sports facilities; and</p> <p>(c) has high levels of connectivity with the adjoining residential neighbourhood and nearby low impact industry development.</p>	
3.9.6 Element – Retail development	3.9.6.1 Specific outcomes	3.9.6.2 Land use strategies
(1) Supporting appropriately located retail development	(1) Retail activity is concentrated within the network and hierarchy of centres, is appropriately located and accessible in serving the needs of the community.	(1) Development is managed to establish an appropriate mix of uses relating to the function and catchment of each centre and catchment, including the size of retail activity.
3.9.7 Element – Extractive resource industries and high impact activities	3.9.7.1 Specific outcomes	3.9.7.2 Land use strategies
(1) Supporting extractive resources and high impact activities (See 3.6.4 Element - Extractive resources)	<p>(1) The economic viability and function of extractive industries is protected.</p> <p>(2) Key resource areas and high impact activity areas are buffered from sensitive uses.</p> <p>(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.</p> <p>(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.</p>	<p>(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.</p> <p>(2) High impact and noxious industries are directed away from sensitive land uses to avoid impacts on sensitive uses.</p> <p>(3) Design measures are incorporated where sensitive land uses are located within a buffer area related to a high impact activity.</p>

	(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	<p>(1) Tourism development is supported by short-term accommodation options and support services within the region.</p> <p>(2) Tourist facilities and outdoor recreation areas benefit from its location in areas of natural recreational, cultural and scenic value.</p> <p>(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.</p>	<p>(1) Tourism development is encouraged at locations with high quality amenity:</p> <p>(a) within urban areas, particularly: the City Centre, Mackay Harbour (including Mackay Marina Village and East Point) and other coastal areas; and</p> <p>(b) outside the key urban areas of Mackay, Walkerston, Sarina, Marian and Mirani, particularly: Laguna-Whitsundays, Eungella (particularly the area south of Jack Cunningham Street), Broken River, Crediton, Finch Hatton (including the 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.</p>
3.9.9 Element – Rural production	3.9.9.1 Specific outcomes	3.9.9.2 Land use strategies
(1) Sustaining rural production	<p>(1) Agricultural land is protected for agricultural use, including food production, with a focus on sugar cane production in the Mackay region.</p> <p>(2) Primary production activities are protected from incompatible land uses.</p>	(1) In rural areas residential uses are limited to those in support of rural production.

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

Part 5 Tables of assessment

5.5 Categories of development and assessment – Material change of use

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

Table 5.5.14 – Neighbourhood centre zone

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<u>Agricultural supplies store</u>	<u>Code assessment</u>	
	If located in Finch Hatton or Eungella	<ul style="list-style-type: none"> • <u>Neighbourhood centre zone code</u> • <u>General development requirements code</u> • <u>Healthy waters code (section 9.4.2.1. identifies if the code applies)</u>
<u>Bar</u>	<u>Accepted development subject to requirements</u>	
	If located: <ul style="list-style-type: none"> • 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 	<u>Centre activities code</u>
	<u>Code assessment</u>	
	If: <ul style="list-style-type: none"> • <u>located in Finch Hatton or Eungella; and</u> • <u>not accepted development subject to requirements</u> 	<ul style="list-style-type: none"> • <u>Neighbourhood centre zone code</u> • <u>Centre activities code</u> • <u>General development requirements code</u> • <u>Healthy waters code (section 9.4.2.1. identifies if the code applies)</u>
<u>Car wash</u>	<u>Code assessment</u>	
	If involving an extension to an existing car wash	<ul style="list-style-type: none"> • <u>Neighbourhood centre zone code</u> • <u>Service station and car wash code</u> • <u>General development requirements code</u> • <u>Healthy waters code (section 9.4.2.1. identifies if the code applies)</u>
<u>Caretaker's accommodation</u>	<u>Accepted development subject to requirements</u>	
	If complying with all requirements for accepted development	Caretaker's accommodation, dwelling unit and rural workers accommodation code
<u>Childcare centre</u>	<u>Code assessment</u>	
	All circumstances	<ul style="list-style-type: none"> • <u>Neighbourhood centre zone code</u> • <u>Childcare centre code</u> • <u>General development requirements code</u> • <u>Healthy waters code (section 9.4.2.1. identifies if the code applies)</u>
<u>Club</u>	<u>Accepted development subject to requirements</u>	
	If within an existing /	<u>Community activities code</u>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	approved building that has been previously, or is approved to be, occupied by a non-residential use	
	Code assessment	
	Otherwise	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
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	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
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	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Dual occupancy	Code assessment	
	All circumstances	<ul style="list-style-type: none"> • 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, <u>except where located in Finch Hatton</u>	Dwelling house code
	Code assessment	
	<u>Where located in Finch Hatton</u>	<ul style="list-style-type: none"> • <u>Neighbourhood centre zone code</u> • <u>Dwelling house code</u> • <u>General development requirements code – provisions in the “utility and infrastructure services” and “flooding”</u>

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		<u>subsections only</u>

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Dwelling unit	Accepted development subject to requirements	
	If: <u>located above the ground floor of within</u> an existing / approved <u>non-residential</u> building <u>where located above the ground floor</u>	Caretaker's accommodation, dwelling unit and rural workers accommodation code
	Code assessment	
	Otherwise	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
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	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Environment facility	Accepted development	

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for 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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> not accepted development subject to requirements; and not involving 'drive-through' facilities 	<ul style="list-style-type: none"> Neighbourhood centre zone code Centre activities code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Garden centre	Code assessment	
	All circumstances	<ul style="list-style-type: none"> Neighbourhood centre zone code Outdoor business activities code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
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	<ul style="list-style-type: none"> Neighbourhood centre zone code Centre activities code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Home-based business	Accepted development	
	If: <ul style="list-style-type: none"> occupying a floor area of 30m² or less and the activity does not involve: <ul style="list-style-type: none"> 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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Accepted development subject to requirements	
	If not accepted development	Home-based business code
Hotel	Code assessment	
	If located in Finch Hatton or Eungella	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Low impact industry involving: • brewery	Code assessment	
	If located in Finch Hatton or Eungella	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code
Multiple dwelling	Code assessment	
	All circumstances	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
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: <ul style="list-style-type: none"> • not accepted development subject to requirements; and • the gross floor area of the use does not exceed 200m². 	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Retirement facility	Code assessment	
	All circumstances	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Multiple dwelling activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Sales office	Accepted development subject to requirements	
	All circumstances	Sales office code

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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	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Service station	Code assessment	
	If involving an extension to an existing service station	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
<u>Short-term accommodation</u>	<u>Accepted development</u>	
	<u>If:</u> <ul style="list-style-type: none"> • <u>involving short-term rental accommodation; and</u> • <u>located:</u> <ul style="list-style-type: none"> - <u>in Finch Hatton or Eungella; and</u> - <u>within an existing dwelling</u> 	<u>No assessment benchmarks apply</u>
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	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Shopping centre	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by a centre activity	Centre activities code
	Code assessment	
	Otherwise	<ul style="list-style-type: none"> • Neighbourhood centre zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)

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Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
		identifies if the code applies)
Utility installation	Accepted development	
	If not involving: <ul style="list-style-type: none"> • mail depot; or • sewerage treatment plant; or • waste (refuse) management facilities 	No assessment benchmarks apply
<u>Veterinary service</u>	<u>Code assessment</u>	
	<u>If located in Finch Hatton or Eungella</u>	<ul style="list-style-type: none"> • <u>Neighbourhood centre zone code</u> • <u>Centre activities code</u> • <u>General development requirements code</u> • <u>Healthy waters code (section 9.4.2.1. identifies if the code applies)</u>
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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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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Sport and recreation zone code Community activities code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Centre activities involving: <ul style="list-style-type: none"> bar food and drink outlet health care services shop 	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Centre activities code
	Code assessment	
	If: <ul style="list-style-type: none"> located in Finch Hatton; and not accepted development subject to requirements 	<ul style="list-style-type: none"> Sport and recreation zone code Centre activities code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Community use	Accepted development	
	If undertaken by or on behalf of Mackay Regional Council	No assessment benchmarks apply
	Code assessment	
	All circumstances	<ul style="list-style-type: none"> Sport and recreation zone code Community activities code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Emergency services	Accepted development	
	If located in Finch Hatton and undertaken by or on behalf of: <ul style="list-style-type: none"> Mackay Regional Council; or Queensland Government 	No assessment benchmarks apply

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PART 5 – TABLES OF ASSESSMENT

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
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	<ul style="list-style-type: none"> • Sport and recreation zone code • Industry activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
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 ¹ capacity by 20% or less; and • the site does not adjoin land within a sensitive land use zone	No assessment benchmarks apply
	Code assessment	
	Otherwise	<ul style="list-style-type: none"> • Sport and recreation zone code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall

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Commented [AS15]: MA3-P5-15

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

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<u>Nature-based tourism</u>	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> located in Finch Hatton; and for self-contained recreational vehicle grounds; and involving not more than 10 self-contained recreational vehicles 	<u>Nature-based tourism code</u>
	Code assessment	
	If: <ul style="list-style-type: none"> not accepted development subject to requirements; and located in Finch Hatton; and involving not more than 25 self-contained recreational vehicles or accommodation sites² 	<ul style="list-style-type: none"> Sport and recreation zone code Nature-based tourism code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Park	Accepted development	
	All circumstances	No assessment benchmarks apply
Parking station	Code assessment	
	All circumstances	<ul style="list-style-type: none"> Sport and recreation zone code Parking station code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Recreation activities	Accepted development	
	If undertaken by or on behalf of Mackay Regional Council	No assessment benchmarks apply
	Accepted development subject to requirements	
	If involving: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 25% increase in the total participant, spectator and employee capacity of outdoor sport and 	Recreation activities code

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² 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
	recreation; or - 25% increase in the total GFA of indoor sport and recreation	
	Code assessment	
	Otherwise	<ul style="list-style-type: none"> • Sport and recreation zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Telecommunications facility	Code assessment	
	All circumstances	<ul style="list-style-type: none"> • Sport and recreation zone code • Telecommunications facility code • General development requirements code
Utility installation	Accepted development	
	If not involving: <ul style="list-style-type: none"> • 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 5.5.23 – 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	<ul style="list-style-type: none"> • Township zone code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Car wash	Code assessment	
	All circumstances	<ul style="list-style-type: none"> • Township zone code • Service station and car wash code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Caretaker's accommodation	Code assessment	
	All circumstances	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - bar; or - food and drink outlet 	Centre activities code
	Code assessment	
	If not: <ul style="list-style-type: none"> • accepted development subject to requirements; and • involving a bar 	<ul style="list-style-type: none"> • Township zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Childcare centre	Code assessment	
	All circumstances	<ul style="list-style-type: none"> • Township zone code • Childcare centre code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Community activities	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be, occupied by	Community activities code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	a non-residential use	
	Code assessment	
	Otherwise	<ul style="list-style-type: none"> • Township zone code • Community activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Community residence	Code assessment	
	If not accepted development ³	<ul style="list-style-type: none"> • Township zone code • General development requirements code – provisions in the “utility and infrastructure services” and “flooding” subsections only • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Dwelling house	Accepted development⁴	
	All circumstances	No assessment benchmarks apply
Dwelling unit	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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

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
Environment facility	Accepted development	
	All circumstances	No assessment benchmarks apply
Garden centre	Code assessment	
	All circumstances	<ul style="list-style-type: none"> • Township zone code • Outdoor business activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Home-based business	Accepted development	
	If: <ul style="list-style-type: none"> • occupying a floor area of 30m² or less and the activity does not involve: <ul style="list-style-type: none"> - 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	<ul style="list-style-type: none"> • Township zone code • Centre activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Indoor sport and recreation	Accepted development subject to requirements	
	If within an existing / approved building that has been previously, or is approved to be occupied by a recreation activity	Recreation activities code
	Code assessment	
	Otherwise	<ul style="list-style-type: none"> • Township zone code • Recreation activities code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Market	Accepted development subject to requirements	
	All circumstances	Market and roadside stall code

Multiple dwelling activities	Code assessment	
	<p>If the:</p> <ul style="list-style-type: none"> building height does not exceed: <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Township zone code Multiple dwelling activities code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Nature-based tourism	Accepted development subject to requirements	
	<p>If:</p> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Township zone code Recreation activities code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
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	<ul style="list-style-type: none"> Township zone code Service station and car wash code General development requirements code Healthy waters code (section 9.4.2.1. identifies if the code applies)
Short-term accommodation	Accepted development	
	<p>If:</p> <ul style="list-style-type: none"> <u>involving short-term rental accommodation; and</u> <u>located within an existing dwelling</u> 	No assessment benchmarks apply
	Code assessment	
	<p>If:</p> <ul style="list-style-type: none"> <u>not accepted development; and</u> <u>in All other circumstances</u> 	<ul style="list-style-type: none"> Township zone code Short-term accommodation code General development requirements code Healthy waters code (section 9.4.2.1.

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		identifies if the code applies)
Tourist park	Accepted development subject to requirements	
	If: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Township zone code • Tourist park and relocatable home park code • General development requirements code • Healthy waters code (section 9.4.2.1. identifies if the code applies)
Utility installation	Accepted development	
	If not involving: <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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.

5.10 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 5.10.8 – Flood risk (Finch Hatton) overlay

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<u>Development</u>	<u>Categories of development and assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
Material change of use		
<ul style="list-style-type: none"> • <u>Animal husbandry</u> • <u>Cropping</u> • <u>Environment facility</u> • <u>Home-based business, excluding home-based childcare</u> • <u>Landing</u> • <u>Park</u> • <u>Permanent Plantation</u> • <u>Roadside stall</u> 	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: <ul style="list-style-type: none"> • <u>involving buildings; and</u> • <u>within the:</u> <ul style="list-style-type: none"> - <u>low flood risk area; or</u> - <u>medium flood risk area</u> 	<u>Flood risk (Finch Hatton) overlay code</u>
Code assessment		
If: <ul style="list-style-type: none"> • <u>involving buildings; and</u> • <u>within the:</u> <ul style="list-style-type: none"> - <u>high flood risk area; or</u> - <u>very high flood risk area</u> 	<u>Flood risk (Finch Hatton) overlay code</u>	

PART 5 – TABLES OF ASSESSMENT

<u>Development</u>	<u>Categories of development and assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
<u>Short-term accommodation</u>	<u>Accepted development</u> <u>If involving short-term rental accommodation:</u> <ul style="list-style-type: none"> • <u>located within an existing dwelling; and</u> • <u>within the:</u> <ul style="list-style-type: none"> - <u>low flood risk area; or</u> - <u>medium flood risk area</u> 	<u>No assessment benchmarks</u>
	<u>Code assessment</u> <u>In all other circumstances</u>	<u>Flood risk (Finch Hatton) overlay code</u>
<ul style="list-style-type: none"> • <u>Centre activities (defined activity group)</u> • <u>Service industry</u> 	<u>Accepted development</u> <u>If:</u> <ul style="list-style-type: none"> • <u>locating within an existing building previously occupied by a non-residential use; and</u> • <u>in the:</u> <ul style="list-style-type: none"> - <u>low flood risk area; or</u> - <u>medium flood risk area; or</u> - <u>high flood risk area or very high flood risk area and not involving an increase in gross floor area</u> 	<u>No assessment benchmarks</u>
	<u>Code assessment</u> <u>If not accepted development</u>	<u>Flood risk (Finch Hatton) overlay code</u>
<ul style="list-style-type: none"> • <u>Dual occupancy</u> • <u>Dwelling house</u> • <u>Dwelling unit</u> • <u>Rooming accommodation</u> • <u>Sales office</u> 	<u>Accepted development subject to requirements</u> <u>If within the:</u> <ul style="list-style-type: none"> • <u>low flood risk area; or</u> • <u>medium flood risk area</u> 	<u>Flood risk (Finch Hatton) overlay code</u>
	<u>Code assessment</u> <u>If within the:</u> <ul style="list-style-type: none"> • <u>high flood risk area; or</u> • <u>very high flood risk area</u> 	<u>Flood risk (Finch Hatton) overlay code</u>

<u>Development</u>	<u>Categories of development and assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
<ul style="list-style-type: none"> <u>Nature-based tourism if for self-contained recreational vehicle ground</u> <u>Tourist park if for self-contained recreational vehicle ground</u> 	<u>Accepted development</u> If the self-contained recreational vehicle ground does not exceed 10 vehicle sites and within the: <ul style="list-style-type: none"> low flood risk area; or medium flood risk area 	No assessment benchmarks
	<u>Code assessment</u> If: <ul style="list-style-type: none"> not accepted development; or within the: <ul style="list-style-type: none"> high flood risk area; or very high flood risk area 	Flood risk (Finch Hatton) overlay code
<ul style="list-style-type: none"> <u>Critical infrastructure</u> <u>Essential community services</u> <u>Vulnerable uses</u> Note – refer to Schedule 1 – Administrative terms.	<u>Code assessment</u> If within the: <ul style="list-style-type: none"> 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
<u>All other uses not mentioned in this table</u>	<u>Code assessment</u> If within the: <ul style="list-style-type: none"> 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
<u>Reconfiguring a lot</u>		
<u>Reconfiguring a lot</u>	<u>Code assessment</u> If within the: <ul style="list-style-type: none"> 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

<u>Development</u>	<u>Categories of development and assessment</u>	<u>Assessment benchmarks for assessable development and requirements for accepted development</u>
<u>Operational work</u>		
<u>Operational work involving excavating or filling</u>	<u>Code assessment</u> Operational work involving excavating or filling in the following circumstances: <ul style="list-style-type: none"> • <u>where:</u> <ul style="list-style-type: none"> - <u>outside of the building envelope of a proposed building; and</u> - <u>net fill exceeds 50m³ or 200mm in height or depth; and</u> - <u>within the low flood risk area; or</u> • <u>the excavation or filling of land exceeds 50m³ or 200mm in height or depth, and within the:</u> <ul style="list-style-type: none"> - <u>medium flood risk area; or</u> - <u>high flood risk area; or</u> - <u>very high flood risk area</u> 	<u>Flood risk (Finch Hatton) overlay code</u>
<u>Building work</u>		
<u>Building work only</u>	<u>Accepted development</u> If: <ul style="list-style-type: none"> • <u>within the:</u> <ul style="list-style-type: none"> - <u>low flood risk area; or</u> - <u>medium flood risk area; or</u> • <u>an open carport (Class 10A); or</u> • <u>non-habitable extension to a dwelling</u> 	<u>No assessment benchmarks</u>
	<u>Accepted development subject to requirements</u> If: <ul style="list-style-type: none"> • <u>within the:</u> <ul style="list-style-type: none"> - <u>high flood risk area; or</u> - <u>very high flood risk area; and</u> • <u>involving:</u> <ul style="list-style-type: none"> - <u>minor building work; or</u> - <u>a class 10A building with an area not exceeding 36m²</u> 	<u>Flood risk (Finch Hatton) overlay code</u>
	<u>Code assessment</u> <u>In all other circumstances</u>	<u>Flood risk (Finch Hatton) overlay code</u>

PART 6 - proposed tracked changes

Part 6 Zones

6.2 Zone codes

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~~ ~~and~~
 - ~~(A)(B)~~ ~~hotel or low impact industry involving brewery where located in Finch Hatton or Eungella; or~~
 - ~~(B)(C)~~ service stations: standalone service stations surrounded by residential uses; and
 - (ii) ~~should the non-residential use/s cease, the 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

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

6.2.14.3 Assessment benchmarks

Part A – Benchmarks for assessable development

Table 6.2.14.3.A – Neighbourhood centre zone – assessable development

Performance outcomes	Acceptable outcomes
Assessable development	
Centre role, function and uses	
PO1 Development in neighbourhood centres: (a) creates small activity nodes providing convenience retail and other services to the residential neighbourhood immediately surrounding the centre; and (b) fulfils, but does not exceed, the needs of the residential neighbourhood immediately surrounding the neighbourhood centre; and (c) does not compete with or compromise the viability, role or function of local centres, district centres, major centres or the principal centre (Mackay city centre); and (d) integrates with the scale and intensity of development in the surrounding residential neighbourhood; and (e) minimises detrimental impacts on the amenity of the surrounding residential neighbourhood.	AO1.1 The overall gross floor area for the centre activities throughout the neighbourhood centre (including the total of all existing and proposed gross floor area) does not exceed 750m ² .
	AO1.2 Neighbourhood centres accommodate a mix of small scale and low intensity uses, as follows: (a) food and drink outlet, health care services, office, shop, shopping centre and garden centre; and (b) childcare centre, club, community care centre, community use, educational establishment, emergency services, place of worship; or (c) park; or (d) service industry, extension to existing car wash and extension to existing service station; or (e) other compatible uses.
	AO1.3 <u>In addition to AO1.2, the neighbourhood centres at Finch Hatton and Eungella accommodate the following small scale and low intensity uses:</u> <u>(a) hotel; or</u> <u>(b) low impact industry involving a brewer; or</u> <u>(c) veterinary service.</u>
	AO1.43 Office uses do not exceed: (a) a maximum gross floor area of 200m ² ; and (b) a maximum height of 6 metres above ground level (1 storey).
	AO1.54 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

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PART 6 – ZONES

	<p>(e) hardware and trade supplies; orand</p> <p>(f) hotel; orand</p> <p>(g) new service station; orand</p> <p>(h) shops / shopping centre involving department stores, discount department stores or full-sized supermarkets; orand</p> <p>(i) showroom; orand</p> <p>(j) theatre; orand</p> <p>(k) veterinary service.</p> <p>Note – AO1.4(f) and (k) does not apply to the neighbourhood centres at Finch Hatton and Eungella.</p>
<p>PO2</p> <p>Should the non-residential use/uses cease in neighbourhood centres, excluding the Finch Hatton neighbourhood centre, the zone primarily accommodates residential development.</p>	<p>AO2</p> <p>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.</p>
<p>Infrastructure</p>	
<p>PO3</p> <p>Development is serviced by all forms of urban infrastructure.</p>	<p>AO3</p> <p>Development is connected to:</p> <p>(a) reticulated water supply infrastructure; and</p> <p>(b) reticulated sewerage infrastructure; and</p> <p>(c) a sealed road; and</p> <p>(d) stormwater infrastructure; and</p> <p>(e) electricity and telecommunications infrastructure.</p>
<p>Accessibility</p>	
<p>PO4</p> <p>Vehicle access points do not compromise:</p> <p>(a) the safety, operational capacity, or efficiency of arterial roads and sub-arterial roads; and</p> <p>(b) pedestrian safety and amenity on key active frontage streets.</p>	<p>AO4</p> <p>Development gains vehicular access from:</p> <p>(a) a non-residential side street; or</p> <p>(b) co-ordinated rear access; or</p> <p>(c) a combined access point (1 access shared between two or more sites),</p> <p>rather than gaining direct vehicular access from arterial roads and sub-arterial roads.</p>

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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: <ul style="list-style-type: none"> (a) co-ordinated layout; and (b) consistent streetscape rhythm. 	No acceptable outcome prescribed.
PO6 Building height, scale and setbacks respects and integrates with the surrounding residential neighbourhood.	AO6.1 Building height does not exceed a maximum building height of 8.5 metres above ground level (2 storeys).
	AO6.2 The maximum plot ratio for sites that adjoin land within: <ul style="list-style-type: none"> (a) the Low density residential zone – 0.6:1; or (b) all other zones – 0.8:1.
PO7 Development provides: <ul style="list-style-type: none"> (a) active and articulated buildings that define and address the street; and (b) a vibrant street-orientated atmosphere; and (c) high quality pedestrian amenity; and (d) a safe and efficient environment for pedestrians, cyclists and vehicles. 	AO7.1 Street-orientated development is provided along building frontages that are setback less than 4 metres from street frontages.
	AO7.2 The following is not provided across / adjacent to State controlled roads: <ul style="list-style-type: none"> (a) formal mid-block pedestrian access (for example - signalised crossing points, raised pedestrian crossings, painted pedestrian crossings and pedestrian refuges); and (b) footpath dining areas within the road reserve.
PO8 Non-residential buildings are setback from road frontages to: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) the minimum setback is 0 metres; and (b) the maximum setback is 14 metres.
PO9 Residential buildings are setback from road frontages to: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) from arterial roads and sub-arterial roads – 10 metres; and (b) from collector streets and access streets: <ul style="list-style-type: none"> (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)

	<p>facing the street frontage is not more than 5.5 metres; and</p> <p>(d) from laneways:</p> <p>(i) 0 metres where the wall height is 3.5 metres or less above ground level; and</p> <p>(ii) 2 metres where the wall height is more than 3.5 metres above ground level.</p>
Performance outcomes	Acceptable outcomes
<p>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:</p> <p>(a) articulated building lines, wall profiles and roof profiles; and</p> <p>(b) detailed articulation elements; and</p> <p>(c) materials that are durable and respond to the surrounding landscape character and built character; and</p> <p>(d) building design and landscaping that responds to and celebrates the region's tropical climate.</p>	No acceptable outcome prescribed.
Amenity	
<p>PO11 Development does not generate unreasonable levels of noise, odour, dust, air emission, light or vibration impacts that affect:</p> <p>(a) adjoining and nearby sites within a sensitive land use zone; and</p> <p>(b) adjoining or nearby site containing an existing sensitive land use.</p>	No acceptable outcome prescribed.
<p>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.</p>	No acceptable outcome prescribed.
Environment	
<p>PO13 Development minimises environmental impacts within the subject site and avoids environmental impacts outside the subject site, specifically with regards to:</p> <p>(a) water quality and the ecological and hydrological processes of waterways and wetlands; and</p> <p>(b) the ecological integrity of other habitat areas and corridors; and</p> <p>(c) the ecological integrity of other natural features and elements of high environmental value.</p>	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:
 - (a) the regional sports node at South Mackay; and
 - (b) sub-regional sports nodes at Sarina, Glenella, North Mackay/Andergrove, Northern Beaches and Marian; and
 - (c) 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~~
 - ~~(A)(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

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- (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 ¹ .	AO3.1 If within a key urban area, the development is connected to: (a) reticulated water supply infrastructure; and (b) reticulated sewerage infrastructure; and (c) a sealed road; and (d) stormwater infrastructure; and (e) electricity and telecommunications infrastructure.
	AO3.2 If not within a key urban area, the development is connected to: (a) reticulated water supply infrastructure if available or an appropriate on-site water source; and (b) reticulated sewerage infrastructure if available or an appropriate on-site wastewater disposal system; and (c) a sealed road; and (d) stormwater infrastructure where available or an appropriate lawful point of discharge; and (e) electricity and telecommunications

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
	infrastructure.
<p>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:</p> <ul style="list-style-type: none"> (a) Stadium Mackay; and (b) Great Barrier Reef Arena / 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	
<p>PO5 Building height and plot ratio:</p> <ul style="list-style-type: none"> (a) integrates with the prevailing character of the surrounding urban neighbourhood or natural/rural landscape; and (b) does not form overdevelopment of the site. 	<p>AO5.1 The height of buildings and structures that form part of major sport, recreation and entertainment facilities, do not:</p> <ul style="list-style-type: none"> (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.
	<p>AO5.2 Buildings and structures not referred to in AO5.1 have a maximum height of 8.5 metres above ground level (2 storeys).</p>
	<p>AO5.3 Development has a plot ratio that does not:</p> <ul style="list-style-type: none"> (a) exceed 0.6:1 where the site adjoins sites within the Medium density residential zone²; 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).
<p>PO6 Buildings are setback from road frontages to:</p> <ul style="list-style-type: none"> (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 	<p>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.</p>

² 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
(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.

6.2.23 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, Kuttambul, 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: Holiday Bay, Eungella, Ball Bay, Salonika Beach, Grasstree Beach, Campwin Beach and Armstrong Beach.
- (3) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Uses:
 - (i) the predominant form of development within the zone is low intensity residential development such as dwelling house; and
 - (ii) the zone also accommodates tourist accommodation activities such as short-term accommodation and tourist parks, particularly in principal and tourism-orientated townships, on sites:
 - (A) in ~~close~~ proximity to elements of high amenity and recreation value; ~~and/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 parks are located <u>on sites with proximity to:</u> (a) <u>in close proximity to</u> elements providing high value amenity and recreation opportunities such as a beach / coastline, watercourse or conservation area; or (b) <u>on</u> an important transport corridor such as a highway, <u>arterial road, sub-arterial road or designated tourist drive; or</u> (c) <u>the Finch Hatton mountain bike trail network; or</u> (b)(d) <u>town centres or where there is no discernible town centre, existing non-residential activities.</u>	No acceptable outcome prescribed.

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Performance outcomes	Acceptable outcomes
<p>PO3 Existing tourist parks continue to operate as a tourist park or another form of low-intensity development providing accommodation for tourists.</p>	No acceptable outcome prescribed.
<p>PO4 In principal townships, non-residential activities, centre activities, community activities and a limited range of low impact industry activities: (a) are required to serve the needs of: (i) the township itself and its immediate surrounds; and (ii) nearby secondary and tourism-orientated townships; and (iii) the broad surrounding rural area; and (iii)(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.</p>	<p>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. non-residential activities such as centre activities and community activities: (a) fulfil a demonstrated need of the: (i) the township itself and its immediate surrounds; and (ii) nearby secondary and tourism-orientated townships; and (iii) the broad surrounding rural area; and (b) do not compromise the viability of: (i) existing or intended uses within a multi-purpose centre; and (ii) similar existing or approved uses in the relevant catchment (set out in (a)).</p> <p><small>Note – No acceptable outcome is prescribed for other compatible non-residential uses that are not mentioned in AO4.1.</small></p>
	<p>AO4.12 In principal townships, shops have a maximum gross floor area (GFA) of 250m² and offer any of a combination of the following: (a) small or medium sized supermarkets / convenience goods; and or (b) banking, postal and or other agency services; and or (c) recreation and or visitor-orientated goods; and or (d) a limited range of comparison goods.</p>
	<p>AO4.3 In principal townships, low impact industrial activities are small scale and offer the following services: (i) repairing and servicing general motor vehicles, lawn mowers and outboard engines; or and (ii) repairing and servicing agricultural motor vehicles and associated farming equipment; and or (iii) agricultural products, supplies and associated hardware; and or (iv) service station.</p>

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Performance outcomes	Acceptable outcomes
<p>PO5 Development involving dual occupancy, multiple dwelling, short-term accommodation or tourist park can be adequately accommodated on a site that can:</p> <p>(a) maintain a high level of privacy and amenity for adjoining properties; and</p> <p>(b) provide an on-site sewage facility commensurate to the intensity of the development including sufficient land for on-site treatment and disposal areas.</p>	<p>No acceptable outcome prescribed.</p>

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Performance outcomes	Acceptable outcomes
<p>PO6 In secondary townships and tourism-orientated townships, centre activities, community activities and a limited range of low impact industry activities non-residential activities:</p> <p>(a) are required to serve the needs of:</p> <p>(i) the township itself and its immediate surrounds; and</p> <p>(ii) tourists and visitors to the area; and</p> <p>(b) do not compromise the viability of:</p> <p>(i) existing or intended uses within a multi-purpose centre; and</p> <p>(ii) similar existing or approved uses in the relevant catchment (set out in (a)); and</p> <p>(c) are of a small scale and integrate with the low intensity and primarily residential character of the area; and</p> <p>(d) generate minimal impacts.</p>	<p>AO65.1 In secondary townships and tourism-orientated townships, the gross floor area does not exceed 150m² for the following uses:</p> <p>(a) food and drink outlet; or</p> <p>(b) office; or</p> <p>(c) shop.</p> <p>non-residential activities such as centre activities and community activities:</p> <p>(a) fulfil a demonstrated need of the:</p> <p>(i) township itself and its immediate surrounds; and</p> <p>(ii) nearby secondary and tourism-orientated townships; and</p> <p>(iii) broad surrounding rural area; and</p> <p>(b) do not compromise the viability of:</p> <p>(i) existing or intended uses within a multi-purpose centre; and</p> <p>(ii) similar existing or approved uses in the relevant catchment (set out in (a)).</p> <p>Note – No acceptable outcome is prescribed for other compatible non-residential uses that are not mentioned in AO5.1.</p>
	<p>AO65.2 In secondary and tourism-orientated townships, shops have a maximum gross floor area (GFA) of 150m² and offers any or a combination of the following:</p> <p>(a) convenience goods; and or</p> <p>(b) banking, postal or other agency services; or and</p> <p>(c) recreation or visitor-orientated goods.</p>
	<p>AO65.3 In secondary and tourism-orientated townships, low impact industrial activities are small scale and offer the following services:</p> <p>(a) limited repairing and servicing general motor vehicles, lawn mowers and outboard engines; and or</p>

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Performance outcomes	Acceptable outcomes
	<ul style="list-style-type: none"> (b) repairing and servicing agricultural motor vehicles and associated farming equipment; and/or (c) service station.
<p>PO76 Non-residential activities are located: <ul style="list-style-type: none"> (a) in a town centre; or (a)(b) in proximity to an existing non-residential use a cluster to achieve a cohesive town centre. </p>	<p>AO76 Development maintains or in order to establishes a cohesive town centre, by locating centre activities, community activities and other non-residential uses are located: <ul style="list-style-type: none"> (a) in a town centre; or (a)(b) in close proximity to existing centre activities, community activities or other non-residential uses, particularly if these uses are located on the 'main street'; or (b)(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. </p>
<p>PO78 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.</p>	<p>AO78 In the area bounded by Armstrong Street, Taylor Street, Christoe Street and Farleigh State Primary School: <ul style="list-style-type: none"> (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. </p>
Infrastructure	
<p>PO89 Development is serviced by all forms of urban infrastructure relevant to the use, through connection to: <ul style="list-style-type: none"> (a) reticulated systems if practically available; </p>	<p>AO98 Development is connected to: <ul style="list-style-type: none"> (a) the reticulated water supply infrastructure if available or an appropriate on-site water source⁴⁷; and </p>

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Performance outcomes	Acceptable outcomes
(b) or appropriate on-site systems ³ .	(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.
PO109 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.

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
<p>PO110 In the Conningsby and Farleigh townships and Finch Hatton, development:</p> <p>(a) completes the internal road network by providing through connections between existing roads; and</p> <p>(b) provides direct access to properties from the internal road network and not from State controlled roads.</p>	<p>AO110.1 In Conningsby (within the Farleigh locality), development provides a road connection between Starretts Road and Floods Drive.</p> <p>AO10.2 In Finch Hatton, development provides a road connection between Bagley Street and Matthew Street.</p> <p>AO110.23 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.</p>
Built form and development intensity	
<p>PO142 Building height, residential density and site cover:</p> <p>(a) integrates with the low-rise and low intensity built form of surrounding residential areas; and</p> <p>(b) does not form overdevelopment of the site; and</p> <p>(c) does not result in an increased number and/or intensity of residential uses that are negatively affected by noise, air quality and other amenity impacts generated by Farleigh Sugar Mill.</p>	<p>AO142.1 Buildings have a maximum height of:</p> <p>(a) 11 metres above ground level (3 storeys) in the area identified in Figure 6.2.23.3.B – Township zone – 11 metre (3 storey) maximum building height areas – Sarina Beach; and/or</p> <p>(b) 8.5 metres above ground level (2 storeys) in the balance area of Sarina Beach and all other townships.</p> <p>AO124.2 The maximum residential density is the equivalent of :- 1 dwelling house per every 4,000m² of site area in the area at Farleigh identified as "residential" in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh; and 1 dwelling per every 1,000m² of site area on: Township zoned sites within the balance area (outside the area identified as "residential" in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh) at Farleigh; and Township zoned sites at all other townships.</p> <p>Note – AO12.2 does not apply to sites or areas identified by AO13.1.</p> <p>AO11.3 In the area identified as "residential" in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh, the minimum lot size is 4,000m².</p> <p>AO124.34 The maximum site cover is 50%.</p>
<p>PO13 Development does not result in an increased number or lots or intensity of residential uses that are negatively affected by:</p>	<p>AO13.1 The maximum residential density is the equivalent of 1 dwelling house per every 4,000m² of site area:</p>

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PART 6 – ZONES

Performance outcomes	Acceptable outcomes
<p>(a) noise, air quality and other amenity impacts generated by Farleigh Sugar Mill; or</p> <p>(b) identified high and very high flood risk in Finch Hatton.</p>	<p>(a) in the area at Farleigh identified as "residential" in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh; or</p> <p>(b) for sites located north of Mackay-Eungella Road in Finch Hatton.</p> <p>AO13.2 The minimum lot size is 4,000m² for sites located:</p> <p>(a) in the area identified as "residential" in Figure 6.2.23.3.A – Township zone – Transitional and residential uses – Farleigh; or</p> <p>(b) north of Mackay-Eungella Road in Finch Hatton.</p>
<p>PO142 Buildings are set back from road frontages to:</p> <p>(a) contribute to the open, low-intensity character of the township; and</p> <p>(b) accommodate landscaping between the building and the street; and</p> <p>(c) provide privacy for the building; and</p> <p>(d) avoid buildings from being visually overbearing as viewed from the street.</p>	<p>AO142 Minimum road frontage setbacks are:</p> <p>(a) from arterial roads and sub-arterial roads – 10 metres; and</p> <p>(b) from collector streets and access streets – 6 metres; and</p> <p>(c) from laneways:</p> <p>(i) 0 metres where the wall height is 3.5 metres or less above ground level; and</p> <p>(ii) 2 metres where the wall height is more than 3.5 metres above ground level.</p>
<p>PO153 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:</p> <p>(a) articulated building lines, wall profiles and roof profiles; and</p> <p>(b) detailed articulation elements; and</p> <p>(c) materials that are durable, require minimal maintenance, and respond to the surrounding landscape character and built character; and</p> <p>(d) building design and landscaping that responds to and celebrates the region's tropical climate.</p>	No acceptable outcome prescribed.
Amenity	
<p>PO164 Development maintains the privacy and amenity of adjoining or nearby sensitive land uses or sites that can establish a sensitive land use by; does</p> <p>(a) not generating unreasonable levels of noise, odour, dust, air emission, light or vibration impacts; and</p> <p>(b) providing mitigating measures to minimise the impacts listed in (a).</p> <p>(a) that affect:</p> <p>(a) adjoining and nearby sites within a sensitive land use zone; and</p>	No acceptable outcome prescribed.

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Performance outcomes	Acceptable outcomes
(b) adjoining or nearby site containing an existing sensitive land use.	
PO175 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	
PO168 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

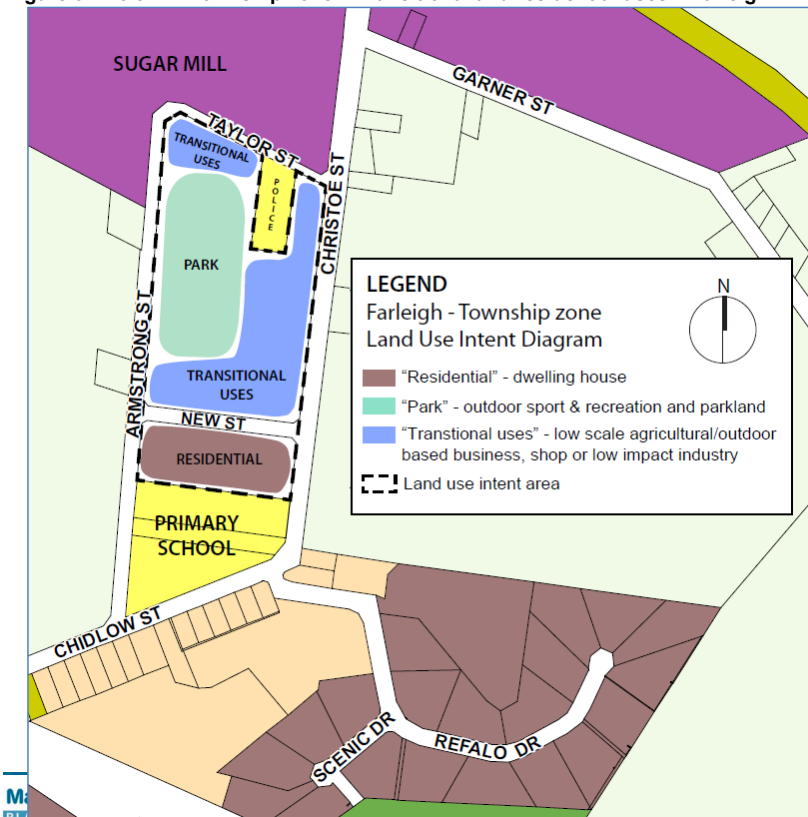


Figure 6.2.23.3.B – Township zone – 11 metre (3 storey) maximum building height areas – Sarina Beach



PART 8 - proposed tracked changes

Part 8 Overlays

8.2 Overlay codes

8.2.8 Flood risk (Finch Hatton) overlay code

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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 2006*, 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	
<p>PO1 Development avoids areas of flood risk wherever possible and:</p> <p>(a) locates buildings on the part of the site with the lowest risk; and</p> <p>(b) habitable rooms and utilities associated with dual occupancy, dwelling house and dwelling unit have acceptable levels of flood immunity.</p>	<p>AO1.1 The minimum floor level for buildings is the highest of the following:</p> <p>(a) in accordance with the Table 8.2.8.3.B – Land use immunity; or</p> <p>(b) 225mm above natural ground level; or</p> <p>(c) 300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.</p>
	<p>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.</p>
<p>PO2 Development is resilient to flood events by ensuring the design and layout of buildings accounts for the potential risks of flooding.</p>	<p>AO2.1 The understorey area of a building below the minimum floor level is:</p> <p>(a) left open to allow the free flow and inundation of flood water; or</p> <p>(b) achieves at least 50% permeability where used for fencing or screening purposes; or</p> <p>(c) where enclosed, is not greater than 36m².</p>
	<p>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.</p>
	<p>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:</p> <p>(a) is no greater than 36m²; and</p> <p>(b) a Registered Professional Engineer Queensland (RPEQ) certifies that the shed, including its foundations and support can withstand the likely conditions</p>

Performance outcomes	Acceptable outcomes
	<u>experienced up to and including the DFE without suffering structural failure.</u>
PO3 <u>Development maintains:</u> (a) <u>natural landforms, hydraulic function and storage capacity of the subject site; and</u> (b) <u>a high level of visual amenity as viewed from the street and adjoining and nearby properties.</u>	AO3.1 <u>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 footprint¹.</u>
	AO3.2 <u>Development:</u> (a) <u>does not involve any physical alteration of a watercourse; and</u> (b) <u>does not involve net filling exceeding 50 cubic metres; and</u> (c) <u>is not located in an overland flow path for flood events up to and including the defined flood level.</u>
For assessable development	
Resilient buildings and built form	
PO4 <u>Buildings, structures and on-site utilities are located, designed and constructed to:</u> (a) <u>be resilient to flood risks up to and including the DFE; and</u> (b) <u>minimise the impacts of flooding on the asset’s life including preventing and withstanding the effects of floodwater inundation; and</u> (c) <u>minimise environmental impacts from onsite utilities.</u>	AO4.1 <u>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:</u> (a) <u>in accordance with the Table 8.2.8.3.B – Land use immunity; or</u> (b) <u>225mm above natural ground level; or</u> (c) <u>300mm above the greater of top of the kerb level or the crown of the adjacent bitumen road.</u>
	AO4.2 <u>The understorey area of a building below the minimum finished floor level is:</u> (a) <u>left open to allow the free flow and inundation of flood water; or</u> (b) <u>achieves at least 50% permeability where used for fencing or screening purposes; or</u> (c) <u>where enclosed is not greater than 36m².</u>
	AO4.3 <u>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:</u> (a) <u>the shed is no greater than 36m²; and</u>

¹ The building footprint is the actual area at natural ground level covered by the building or buildings.

Performance outcomes	Acceptable outcomes
	<p>(b) a 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.</p>
	<p>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.</p>
<p>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.</p>	<p>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 50m².</p>
<p>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.</p>	<p>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.</p>
Land use compatibility	
<p>PO7 Residential and accommodation uses do not locate in a high flood risk area or very high flood risk area.</p>	<p>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.</p>

Performance outcomes	Acceptable outcomes
<p>PO8 <u>Non-residential development:</u> (a) <u>does not locate in a high flood risk area or very high flood risk area; or</u> (b) <u>where avoidance of a high flood risk area is not possible, the development:</u> (i) <u>is located on that part of the site which has the lowest level of risk; and</u> (ii) <u>appropriately mitigates the flood risk to people and property to an acceptable or tolerable level; and</u> (iii) <u>is designed and constructed to:</u> (A) <u>prevent and withstand floodwater inundation; and</u> (B) <u>not impede the conveyance of flood water; and</u> (iv) <u>supports and does not result in undue burden on disaster management responses and recovery capacity during and immediately after the DFE; and</u> (v) <u>does not rely upon a flood emergency management plan (FEMP) to reduce risk to an acceptable or tolerable level.</u></p> <p><small>Note – The preparation of a site-based flood risk assessment by a suitably qualified RPEQ may demonstrate (b)(i) to (iv).</small></p>	<p>AO8 <u>Non-residential development is located within an:</u> (a) <u>existing approved building; or</u> (b) <u>area of medium flood risk or lower.</u></p>
<p>PO9 <u>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.</u></p>	<p><u>No acceptable outcome prescribed.</u></p>
<p>PO10 <u>Development involving a vulnerable use or essential community service:</u> (a) <u>does not locate in a high flood risk area or very high flood risk area; and</u> (b) <u>only occurs in an area of medium flood risk or lower where it is demonstrated that:</u> (i) <u>the area of risk cannot be avoided;</u> (ii) <u>the development is located in the lowest risk area of the site possible; and</u> (iii) <u>for all flood events, up to and including the DFE, development does not result in:</u> (A) <u>an intolerable level of risk to people or property from flood hazard; and</u> (B) <u>the isolation of people; and</u></p>	<p><u>No acceptable outcome prescribed.</u></p>

Performance outcomes	Acceptable outcomes
<p>(C) <u>the inability for vehicles to safely access and egress the site to a flood resilient road network for evacuation of the expected population of the development during a flood event, up to and including the DFE; and</u></p> <p>(iv) <u>the development supports and does not hinder disaster management responses and recovery capacity during and immediately after the DFE.</u></p>	
<p>PO11 <u>Critical infrastructure does not locate in the flood hazard area unless it is demonstrated that:</u></p> <p>(a) <u>the area of risk cannot be avoided; and</u></p> <p>(b) <u>development is located in the lowest risk area of the site possible; and</u></p> <p>(c) <u>for all flood events, up to and including the DFE, development:</u></p> <p>(i) <u>does not result in an intolerable level of risk to people or property from flood hazard; and</u></p> <p>(ii) <u>remains functional to serve community needs during and immediately after a flood event, even when other infrastructure or services may be compromised; and</u></p> <p>(iii) <u>retains essential site access during a flood event.</u></p>	<p><u>No acceptable outcome prescribed.</u></p>
<p>Reconfiguration of a lot</p>	
<p>PO12 <u>Development involving reconfiguring a lot:</u></p> <p>(a) <u>does not occur in the high flood risk area or very high flood risk area; or</u></p> <p>(b) <u>in the medium flood risk area or lower:</u></p> <p>(i) <u>minimises the exposure of people and property to an intolerable level; and</u></p> <p>(ii) <u>ensures there is a sufficient area of land above the DFE to accommodate the intended use(s); and</u></p> <p>(iii) <u>ensures flood free access is provided to all lots; and</u></p> <p>(iv) <u>avoids the isolation of people and property.</u></p>	<p>AO12.1 <u>Development involving a reconfiguring a lot only occurs in the high flood risk area or very high flood risk area where:</u></p> <p>(a) <u>the majority of the area of all new lots is outside the high flood risk area and very high flood risk area; and</u></p> <p>(b) <u>there is sufficient land outside the high flood risk area and very high flood risk area to accommodate the intended use(s); and</u></p> <p>(c) <u>the lots can be serviced and accessed up to and including the DFE.</u></p> <p>AO12.2 <u>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:</u></p> <p>(a) <u>ensure that there is a sufficient area of land above the DFE to:</u></p>

Performance outcomes	Acceptable outcomes
	<p>(i) <u>accommodate the intended use(s); and</u></p> <p>(ii) <u>provide access to a public road that remains safe and trafficable for vehicles and emergency services up to and including the DFE; and</u></p> <p>(iii) <u>caters for infrastructure required for the intended uses; and</u></p> <p>(b) <u>demonstrate that works in association with the reconfiguration can achieve an acceptable risk level for future intended purposes.</u></p>
	<p>PO12.3 <u>New roads associated with reconfiguring a lot are located and designed at or above the DFE to enable safe evacuation.</u></p>
Emergency services	
<p>PO13 <u>Development does not result in the undue burden on disaster management responses and recovery capacity during and after the DFE.</u></p>	<p>AO13 <u>Development does not result in:</u></p> <p>(a) <u>the inability for emergency services to access and evacuate the site; and</u></p> <p>(b) <u>undue burden on disaster management responses and recovery capacity; and</u></p> <p>(c) <u>the need for a FEMP to reduce risk to an acceptable or tolerable level.</u></p>
Natural landforms	
<p>PO14 <u>The natural floodplain function (conveyance and storage) is protected and maintained by ensuring that development, including excavating or filling, does not:</u></p> <p>(a) <u>have an adverse impact on the protective function of landforms, vegetation and natural processes in managing the effects of flooding; and</u></p> <p>(b) <u>directly or cumulatively, cause or increase adverse impacts on other properties or land upstream, downstream or adjacent sites within the floodplain from flooding.</u></p>	<p>AO14.1 <u>The ground level of reconfigured lots and development sites:</u></p> <p>(a) <u>remains unchanged; or</u></p> <p>(b) <u>maintains net floodplain storage on the subject site and does not worsen flood impacts (depth, duration, direction, velocity, concentration) on surrounding sites.</u></p> <p><small>Note – AO14.1 does not apply to filling that is directly associated with (primarily beneath) building work² on sites located outside the high flood risk area and very high flood risk area.</small></p>
	<p>AO14.2 <u>Development:</u></p> <p>(a) <u>does not adversely affect the hydraulic function of flood conveyance and capacity of waterways or overland flow paths; and</u></p> <p>(b) <u>does not remove vegetation that provides for the stabilisation of landforms associated</u></p>

² The building footprint is the actual area at natural ground level covered by the building or buildings.

Performance outcomes	Acceptable outcomes
	<p>with storage and conveyance of flood water; and</p> <p>(c) maintains flood storage; and</p> <p>(d) maintains existing ground levels; and</p> <p>(e) does not increase water flow velocity, levels or runoff volume; and</p> <p>(f) does not reduce flood warning times.</p> <p>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.</p>
Hazardous materials	
<p>PO15 Public safety and the environment are not adversely affected by the detrimental impacts of floodwater on hazardous materials stored on the premises.</p>	<p>AO15 The storage or handling of hazardous materials:</p> <p>(a) does not occur in the high flood risk area and very high flood risk area; or</p> <p>(b) where located in a medium flood risk area or lower:</p> <p>(i) is undertaken outside of or a minimum of 300mm above the DFE flood level; or</p> <p>(ii) in buildings or areas that are designed to prevent the intrusion of floodwater.</p>

Table 8.2.8.3.B – Land use immunity

<u>Land use</u>	<u>Risk compatibility and Designated flood immunity and minimum declared freeboard</u>
<u>Residential uses</u>	
<ul style="list-style-type: none"> • <u>caretaker's accommodation</u> • <u>dual occupancy</u> • <u>dwelling house</u> • <u>dwelling unit</u> • <u>multiple dwelling</u> • <u>rural workers' accommodation</u> • <u>workforce accommodation</u> 	<u>1% AEP at 2100 + 300mm freeboard.</u>
<u>Vulnerable uses</u>	
<ul style="list-style-type: none"> • <u>childcare centre</u> • <u>community care centre</u> • <u>detention facility</u> • <u>residential care facility</u> • <u>retirement facility</u> 	<u>Not located within the flood hazard area</u> <u>0.2% AEP at 2100 + 300mm freeboard.</u>
<ul style="list-style-type: none"> • <u>nature-based tourism</u> • <u>place of worship</u> • <u>relocatable home park</u> • <u>resort complex</u> • <u>rooming accommodation</u> • <u>tourist park</u> 	<u>Not located within the flood hazard area</u> <u>1% AEP at 2100 + 300mm freeboard.</u>
<u>Essential community services</u>	
<ul style="list-style-type: none"> • <u>Educational establishment</u> 	<u>0.5% AEP at 2100 + 300mm freeboard.</u>
<ul style="list-style-type: none"> • <u>air services</u> • <u>community use</u> • <u>emergency services (including police facilities)</u> • <u>health care services</u> • <u>hospital and associated institutions</u> • <u>facilities utilised as an evacuation or recovery facility in addition to their normal function (e.g., sporting facility, community hall / centre, school hall)</u> 	<u>0.2% AEP + 300mm freeboard.</u>
<u>Critical infrastructure</u>	
<ul style="list-style-type: none"> • <u>Major electricity infrastructure</u> • <u>telecommunications facility</u> 	<u>0.2% AEP + 300mm freeboard.</u>

<ul style="list-style-type: none"> • <u>utility installation e.g., water cycle management infrastructure (water treatment plant), waste management facilities, storage and works depots</u> • <u>renewable energy facilities</u> • <u>substation</u> 		
<u>Transport infrastructure</u>		
<u>Transport infrastructure as defined by the Regulation</u>	<u>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.</u>	
<u>Other uses</u>		
<u>Any other use, except for class 10A building</u>	<u>1% AEP at 2100 + 300mm freeboard.</u>	

PART 9 - proposed tracked changes

Part 9 Development codes

9.4 Other development codes

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	
<p>PO1 The reconfigured lots achieve / provide for the outcomes sought by:</p> <ul style="list-style-type: none"> (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. 	<p>AO1 No acceptable outcome prescribed.</p>
<p>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:</p> <ul style="list-style-type: none"> (a) where involving medium to large scale development (developments creating 15 or more additional lots), neighbourhoods characterised by the following are created: <ul style="list-style-type: none"> (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 integration with surrounding neighbourhoods; and (iv) an integrated network of open space corridors and areas; and (v) a high level of visual and general amenity and a strong sense of identity; or 	<p>AO2.1 Local centres, neighbourhood centres and community activities (particularly educational establishments, emergency services, childcare centres and community uses) are provided:</p> <ul style="list-style-type: none"> (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.
	<p>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:</p> <ul style="list-style-type: none"> (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 density¹ 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).

¹ "Net dwelling density" is defined in Schedule 1.

Performance outcomes	Acceptable outcomes
<p>(b) where involving a smaller scale neighbourhood extension or infill development (developments creating 14 or less additional lots), the development:</p> <p>(i) achieves the characteristics listed in (a); or</p> <p>(ii) contributes towards achieving the characteristics listed in (a) over the surrounding area; and</p> <p>(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.</p>	<p>AO2.3 Where provided, higher density residential development is located within one or a combination of the following:</p> <p>(a) 1.5 kilometres of land zoned Principal centre; or</p> <p>(b) 800 metres of land zoned Major centre or District centre; or</p> <p>(c) 800 metres of the CQ University campus, Base Hospital or Mater Hospital; or</p> <p>(d) 400 metres of land zoned Local centre; or</p> <p>(e) 200 metres of an existing centre activity of community activity; or</p> <p>(f) 200 metres of an existing public transport route or usable open space.</p>
	<p>AO2.4 The street network:</p> <p>(a) is based on a legible hierarchical pattern that promotes ease of orientation, way-finding and movement for vehicles, cyclists and pedestrians; and</p> <p>(b) includes a centralised and efficient public transport route/s through the site; and responds to topography and minimise the need for earthworks; and</p> <p>(d) aligns with vistas to prominent natural or built form landmarks within, or visible from the site; and</p> <p>(e) adjoins open space corridors and areas; and</p> <p>(f) avoids areas of ecological significance.</p>
	<p>AO2.5 The alignment of public transport routes are designed so that 90% of lots are within 400 metres of a public transport route.</p>
	<p>AO2.6 New roads connect with discontinued roads adjoining the site.</p>
	<p>AO2.7 Street lengths between intersections ('T' intersections, 4-way intersections or other types of intersections) do not extend for more than 200 metres.</p>
	<p>AO2.8 Streets are designed and constructed in accordance with:</p> <p>(a) Planning scheme policy – geometric road design; and</p> <p>(b) Planning scheme policy – pavement design; and</p> <p>(c) Council's standard cross sections; and</p> <p>(d) Planning scheme policy – landscape.</p>

Performance outcomes	Acceptable outcomes
	<p>AO2.9 Cul-de-sacs are only provided if they comply with the following:</p> <ul style="list-style-type: none"> (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.
	<p>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:</p> <ul style="list-style-type: none"> (a) is provided as a through road, not a cul-de-sac; and (b) provides vehicle access to residential lots.
	<p>AO2.11 A network of pedestrian and bicycle routes:</p> <ul style="list-style-type: none"> (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.
	<p>AO2.12 Open space corridors and areas are provided:</p> <ul style="list-style-type: none"> (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	
<p>PO3 Reconfiguring a lot primarily for the purpose of facilitating industrial development provide:</p> <p>(a) an access network:</p> <p>(i) with high levels of connectivity within the site and external to the site; and</p> <p>(ii) that is suitable for use by heavy and general vehicles; and</p> <p>(b) regular shaped lots with an area and dimensions suitable for the intended industrial use.</p>	<p>AO3.1 The street network:</p> <p>(a) is based on a legible hierarchical pattern; and</p> <p>(b) facilitates a centralised and efficient public transport route/s.</p>
	<p>AO3.2 New roads connect with discontinued roads adjoining the site.</p>
	<p>AO3.3 Streets are designed in accordance with:</p> <p>(a) Planning scheme policy – geometric road design; and</p> <p>(b) Planning scheme policy – pavement design; and</p> <p>(c) Council's standard cross sections.</p>
	<p>AO3.4 Cul-de-sacs are avoided in industrial areas.</p>
	<p>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.</p>
Infrastructure services	
<p>PO4 Reconfigured lots are serviced by all forms of available infrastructure:</p> <p>(a) in an economically efficient manner; and</p> <p>(b) with minimal environmental impacts.</p>	No acceptable outcome prescribed.
<p>PO5 Reticulated utility infrastructure is provided along public roads, public reserves and other forms of publicly owned land, rather than within privately owned lots.</p>	No acceptable outcome prescribed.
<p>PO6 Development provides for:</p> <p>(a) underground electricity services in greenfield estates; or</p> <p>(b) a transition to underground electricity services in areas currently serviced by overhead electricity services.</p>	<p>AO6.1 Development in the Emerging community zone is serviced by underground electricity services.</p>
	<p>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.</p>

Performance outcomes	Acceptable outcomes
Lot design	
PO7 Lots gain direct access by having a frontage/s to: <ul style="list-style-type: none"> (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. 	AO7.1 Lots, other than lots created through a community management statement or building format plan of survey: <ul style="list-style-type: none"> (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.
	AO7.2 Lots created through a community management statement have a frontage to a: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	AO9 Lots intended for publicly accessible open space and/or sport and recreation facilities is adjoined by a public road: <ul style="list-style-type: none"> (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 ² : <ul style="list-style-type: none"> (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. 	AO10.1 Reconfiguration proposals creating rear residential lots: <ul style="list-style-type: none"> (a) are necessitated by the intent to retain an existing building; and (b) do not create more than 1 rear residential lot.
	AO10.2 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.

² 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
	<p>AO10.3 The access strip has:</p> <ul style="list-style-type: none"> (a) direct frontage to a constructed public road; and (b) a minimum width of 5 metres.
	<p>AO10.4 Landscaping strips, with a minimum width of 1 metre, are provided along both sides of the access strip.</p>
<p>PO11 Irregular shaped lots contain a usable area that:</p> <ul style="list-style-type: none"> (a) is suitable to accommodate the intended use; and (b) enables the intended use to maintain the amenity of the surrounding area. 	<p>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:</p> <ul style="list-style-type: none"> (a) minimum area; and (b) minimum dimension.
<p>PO12 Reconfigured lots containing an existing building/s:</p> <ul style="list-style-type: none"> (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. 	<p>AO12 Reconfigured lots containing an existing building must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
<p>PO13 Corner lots dedicate chord truncations to enhance the safety and functionality of the intersection for vehicles, cyclists and pedestrians.</p>	<p>AO13 Reconfigured lots involving a corner lot, result in the dedication of corner truncations in accordance with the following:</p> <ul style="list-style-type: none"> (a) where the intersecting roads are an arterial road and/or sub-arterial road: <ul style="list-style-type: none"> (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.

<p>PO14 Lots created through a community management statement or building format plan of survey, provide for appropriate density and/or other development outcomes.</p>	<p>AO14 Lots created through a community management statement or building format plan of survey reflect an existing or approved development.</p>
<p>PO15 Reconfigured lots, where not resulting in an additional number of lots:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. <p>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.</p>	<p>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.</p> <p>AO15.2 Reconfigured lots, where not resulting in an additional number of lots, achieve one or a combination of the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. <p>AO15.3 Reconfigured lots, where not resulting in an additional number of lots, on land within the Rural zone do not:</p> <ul style="list-style-type: none"> (a) create: <ul style="list-style-type: none"> (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 land³.

³ As identified by the Agricultural land overlay mapping.

Performance outcomes	Acceptable outcomes
<p>PO16 Where on-site wastewater treatment is required, the following is considered and addressed:</p> <ul style="list-style-type: none"> (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. 	<p>No acceptable outcome prescribed.</p>

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			
<ul style="list-style-type: none"> in accordance with an approved development framework plan 100 hectares if not in accordance with an approved development framework plan 	<ul style="list-style-type: none"> in accordance with an approved development framework plan NA if not in accordance with an approved development framework plan 	<ul style="list-style-type: none"> in accordance with an approved development framework plan NA if not in accordance with an approved development framework plan 	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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)			
<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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)			
<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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	NA	NA	20 metres
Note – refer to AO13.2 in the Township zone code for the minimum lot size for sites affected by identified development constraints.			
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			

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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)	
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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)	
<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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	

SCHEDULE 1 - proposed tracked changes

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

<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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
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<ul style="list-style-type: none"> • Special industry • Substation • Telecommunications facility • Theatre 	<ul style="list-style-type: none"> • Tourist attraction • Tourist park • Transport depot • Utility installation 	<ul style="list-style-type: none"> • Veterinary service • Warehouse • Wholesale nursery • Winery • Workforce accommodation
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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	<p>adult store means the use of premises for the primary purpose of displaying or selling:</p> <p>(a) sexually explicit materials; or</p> <p>(b) products and devices that are associated with, or used in, a sexual practice or activity.</p>	Sex shop	<p>Shop, newsagent, registered pharmacist or video hire, where the primary use of these are concerned with:</p> <ul style="list-style-type: none"> • 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	<p>agricultural supplies store means the use of premises for the sale of agricultural supplies and products.</p> <p><i>Examples of agricultural supplies and products: animal feed, bulk veterinary supplies, chemicals, farm clothing, fertilisers, irrigation materials, saddlery, seeds</i></p>		Bulk landscape supplies, garden centre, outdoor sales wholesale nursery
Air service	<p>air service means the use of premises for:</p> <p>(a) the arrival or departure of aircraft; or</p> <p>(b) housing, servicing, refuelling, maintaining or repairing aircraft; or</p> <p>(c) the assembly and dispersal of passengers or goods on or from an aircraft; or</p>	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
	<p>(d) training and education facilities relating to aviation; or</p> <p>(e) aviation facilities; or</p> <p>(f) an activity that:</p> <p>(i) is ancillary to an activity or facility stated in paragraphs (a) to (e); and</p> <p>(ii) directly services the needs of aircraft passengers.</p> <p><i>Examples of an air service: airport, air strip, helipad</i></p>		
Animal husbandry	<p>animal husbandry means the use of premises for:</p> <p>(a) producing animals or animal products on native or improved pastures or vegetation; or</p> <p>(b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a)</p> <p><i>Examples of animal husbandry: cattle stud, grazing of livestock, non-feedlot dairy</i></p>	<p>Cattle studs, grazing of livestock, non-feedlot dairying¹</p>	<p>Animal keeping, intensive animal husbandry, aquaculture, feedlots, piggeries</p>
Animal keeping	<p>animal keeping means the use of premises for:</p> <p>(a) boarding, breeding or training animals; or</p> <p>(b) a holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of animal keeping: aviary, cattery, kennel, stables, wildlife refuge</i></p>	<p>Aviaries, catteries, kennels, stables, wildlife refuge</p>	<p>Aquaculture, cattle studs, domestic pets, feedlots, grazing of livestock, non-feedlot dairying, piggeries, poultry meat and egg production, animal husbandry</p>
Aquaculture	<p>aquaculture means the use of premises for cultivating, in a confined area, aquatic animals or plants for sale.</p>	<p>Pond farms, tank systems, hatcheries, raceway system, rack and line</p>	<p>Intensive animal industry</p>

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	<p>bar means the use of premises, with seating for 60 or less people, for:</p> <p>(a) selling liquor for consumption on the premises; or</p> <p>(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).</p>		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	<p>childcare centre means the use of premises for the care, education and minding, but not residence, of children.</p> <p><i>Examples of a childcare centre: before or after school care, crèche, early childhood centre, kindergarten, vacation care</i></p>	Crèche, early childhood centre, kindergarten, outside hours school care	Educational establishment, home based child care, family day care

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Club	<p>club means the use of premises for:</p> <p>(a) an association established for social, literary, political, sporting, athletic or other similar purposes; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).</p>	Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club	Hotel, nightclub entertainment facility, place of worship, theatre
Community care centre	<p>community care centre:</p> <p>(a) means the use of premises for</p> <p>(i) providing social support to members of the public; or</p> <p>(ii) providing medical care to members of the public, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the use of premises for providing accommodation to members of the public.</p> <p><i>Examples of a community care centre: disability support service, drop-in centre, respite centre, indigenous support centre</i></p>	Disability support services, drop in centre, respite centre, integrated indigenous support centre	Childcare centre, family day care, home based child care, health care services, residential care facility
Community residence	<p>community residence:</p> <p>(a) means the use of premises for residential accommodation for:</p> <p>(i) no more than 6 persons requiring assistance or support with daily living needs; and</p> <p>(ii) no more than 1 support worker; and</p> <p>(b) includes a building or structure that is reasonably associated with the use in paragraph (a).</p>	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	<p>community use means the use of premises for:</p> <p>(a) providing artistic, social or cultural facilities or community services to the public; or</p> <p>(b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)</p> <p><i>Examples of a community use: art gallery, community centre, community hall, library, museum</i></p>	Art gallery, community centre, community hall, library, museum	Cinema, club, hotel, nightclub entertainment facility, place of worship
Crematorium	<p>crematorium means the use of premises for the cremation or aquamation of bodies.</p>		Cemetery
Cropping	<p>cropping means the use of premises for:</p> <p>(a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes; or</p> <p>(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</p> <p>(c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><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></p>	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	<p>detention facility means the use of premises for the lawful detention of persons.</p> <p><i>Example of a detention facility: correctional facility</i></p>	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	<p>dual occupancy:</p> <p>(a) means a residential use of premises involving:</p> <p>(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</p> <p>(ii) any domestic outbuilding associated with the dwellings; but</p> <p>(b) does not include a residential use of premises that involves a secondary dwelling.</p>	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	<p>dwelling house means a residential use of premises involving:</p> <p>(a) 1 dwelling and any domestic outbuildings associated with the dwelling; or</p> <p>(b) 2 dwellings, 1 of which is a secondary dwelling, and any domestic outbuildings associated with either dwelling.</p>		Caretaker's accommodation, dual occupancy, rooming accommodation, short-term accommodation, student accommodation, multiple dwelling
Dwelling unit	<p>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.</p>	'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	<p>educational establishment means the use of premises for:</p> <ul style="list-style-type: none"> (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). <p><i>Examples of an educational establishment: college, outdoor education centre, primary school, secondary school, special education facility, technical institute, university</i></p>	Pre-preparatory, preparatory and primary school, secondary school, special education, college, university, technical institute, outdoor education centres	Childcare centre, home based child care, family day care
Emergency services	<p>emergency services means the use of premises by a government entity or community organisation to provide:</p> <ul style="list-style-type: none"> (a) essential emergency services; or (b) disaster management services; or (c) management support facilities for the services. <p><i>Examples of emergency services: ambulance station, evacuation centre, fire station, police station</i></p>	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	<p>environment facility:</p> <ul style="list-style-type: none"> (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	<p>extractive industry means the use of premises for:</p> <ul style="list-style-type: none"> (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	<p>food and drink outlet means the use of premises for:</p> <p>(a) preparing and selling food and drink for consumption on or off the premises; or</p> <p>(b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of a food and drink outlet: café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop, tearoom</i></p>	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	<p>function facility means the use of premises for:</p> <p>(a) receptions or functions; or</p> <p>(b) preparing and providing food and liquor for consumption on the premises as part of a reception or function.</p>	Conference centre, reception centre	Community use, hotel
Funeral parlour	<p>funeral parlour:</p> <p>(a) means the use of premises for:</p> <p>(i) arranging and conducting funerals, memorials and other similar events; or</p> <p>(ii) a mortuary; or</p> <p>(iii) storing and preparing bodies for burial or cremation; but</p> <p>(b) does not include the use of premises for the burial or cremation of bodies.</p>		Cemetery, crematorium, place of worship
Garden centre	<p>garden centre means the use of premises for:</p> <p>(a) selling plants; or</p> <p>(b) selling gardening and landscape products and supplies that are mainly in pre-packaged form; or</p> <p>(c) a food and drink outlet is ancillary to the use in paragraph (a).</p>	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	<p>hospital means the use of premises for:</p> <p>(a) the medical or surgical care or treatment of patients, whether or not the care or treatment requires overnight accommodation; or</p> <p>(b) providing accommodation for patients; or</p> <p>(c) providing accommodation for employees, or any other use, if the use is ancillary to the use in paragraph (a) or (b).</p>		Health care services, residential care facility
Hotel	<p>hotel:</p> <p>(a) means the use of premises for:</p> <p>(i) selling liquor for consumption on the premises; or</p> <p>(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</p> <p>(b) does not include a bar.</p>	Pub, tavern	Bar, nightclub entertainment facility
Indoor sport and recreation	<p>indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p> <p><i>Examples of indoor sport and recreation: amusement parlour, bowling alley, gymnasium, squash court</i></p>	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
<p>Intensive animal industry</p>	<p><i>intensive animal industry:</i></p> <p>(a) means the use of premises for:</p> <p>(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</p> <p>(ii) storing and packing feed and produce, if the use is ancillary to the use in subparagraph (i); but</p> <p>(b) does not include the cultivation of aquatic animals.</p> <p><i>Examples of intensive animal industry: feedlot, piggery, poultry and egg production</i></p>	<p>Feedlots, piggeries, poultry and egg production</p>	<p>Animal husbandry, aquaculture, drought feeding, milking sheds, shearing sheds, weaning pens</p>
<p>Intensive horticulture</p>	<p><i>intensive horticulture:</i></p> <p>(a) means the use of premises for:</p> <p>(i) the intensive production of plants or plant material carried out indoors on imported media; or</p> <p>(ii) the intensive production of plants or plant material carried out outside using artificial lights or containers; or</p> <p>(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</p> <p>(b) does not include the cultivation of aquatic plants.</p> <p><i>Examples of intensive horticulture: greenhouse, hydroponic farm, mushroom farm</i></p>	<p>Greenhouse and shade house plant production, hydroponic farms, mushroom farms</p>	<p>Wholesale nursery</p>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Landing	<p>landing means the use of premises for a structure:</p> <p>(a) for mooring, launching, storing and retrieving vessels; and</p> <p>(b) from which passengers embark and disembark.</p>	Boat ramp, jetty, pontoon	Marina
Low impact industry	<p>low impact industry means the use of premises for an industrial activity:</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p> <p>(b) that a local planning instrument applying to the premises states is low impact industry; and</p> <p>(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.</p>	<p>Repairing motor vehicles, fitting and turning workshop</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds</p>	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	<p>major electricity infrastructure:</p> <p>(a) means the use of premises for:</p> <p>(i) a transmission grid or supply network; or</p> <p>(ii) a telecommunication facility, if the use is ancillary to the use in subparagraph (i); but</p> <p>(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:</p> <p>(i) a new zone substation or bulk supply substation; or</p>	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	<p>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.</p> <p><i>Examples of a major sport, recreation and entertainment facility: convention centre, exhibition centre, horse racing facility, sports stadium</i></p>	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	<p>marine industry means the use of waterfront premises for:</p> <p>(a) manufacturing, storing, repairing or servicing vessels or maritime infrastructure; or</p> <p>(b) providing fuel or disposing of waste, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of marine industry: boat building, boat storage, dry dock</i></p>	Boat building, boat storage, dry dock	Marina
Market	<p>market means the use of premises on a regular basis for:</p> <p>(a) selling goods to the public mainly from temporary structures, including, for example, stalls, booths or trestle tables; or</p> <p>(b) providing entertainment, if the use is ancillary to the use in paragraph (a).</p>	Flea market, farmers market, car boot sales	Shop, roadside stall
Medium impact industry	<p>medium impact industry means the use of premises for an industrial activity:</p> <p>(a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and</p>	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
	<p>(b) that a local planning instrument applying to the premises states is a medium impact industry; and</p> <p>(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.</p>	<p>making or wood working)</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds</p>	<p>service industry, low impact industry, high impact industry, special industry</p>
Motor sport facility	<p>motor sport facility means the use of premises for:</p> <p>(a) organised or recreational motor sports; or</p> <p>(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).</p> <p><i>Examples of a motor sport facility: car race track, go-kart track, trail bike park, 4WD park</i></p>	<p>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</p>	<p>Major sport, recreation and entertainment facility, outdoor sport and recreation</p>
Multiple dwelling	<p>multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.</p>	<p>Apartments, flats, units, townhouses, row housing, triplex</p>	<p>Rooming accommodation, dual occupancy, duplex, granny flat, residential care facility, retirement facility</p>
Nature-based tourism	<p>nature-based tourism means the use of premises for a tourism activity, including accommodation for tourists, for the appreciation, conservation or interpretation of:</p> <p>(a) an area of environmental, cultural or heritage value; or</p> <p>(b) a local ecosystem; or</p> <p>(c) the natural environment.</p> <p><i>Examples of nature-based tourism: environmentally responsible accommodation facilities including cabins, huts, lodges and tents</i></p>	<p>Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps</p>	<p>Environment facility</p>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Nightclub entertainment facility	<p>nightclub entertainment facility means the use of premises for:</p> <ul style="list-style-type: none"> (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	<p>office:</p> <ul style="list-style-type: none"> (a) means the use of premises for: <ul style="list-style-type: none"> (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. <p><i>Examples of an office: bank, real estate agency</i></p>	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	<p>outdoor sales means the use of premises for:</p> <p>(a) displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or</p> <p>(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).</p>	Agricultural machinery sales yard, motor vehicles sales yard	Bulk landscape supplies, market
Outdoor sport and recreation	<p>outdoor sport and recreation means the use of premises for:</p> <p>(a) a recreation or sporting activity that is carried on outdoors and requires areas of open space; or</p> <p>(b) providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).</p> <p><i>Examples of outdoor sport and recreation: cricket oval, driving range, golf course, swimming pool, tennis court</i></p>	Driving range, golf course, swimming pool, tennis courts, football ground, cricket oval	Major sport, recreation and entertainment facility, motor sport, park, community use
Outstation	<p>outstation means the use of premises for:</p> <p>(a) cultural or recreation activities by Aboriginal people or Torres Strait Islanders; or</p> <p>(b) facilities for short-term or long-term camping activities, if the use is ancillary to the use in paragraph (a).</p>	Indigenous camp site	Dwelling house, hostel, multiple dwelling, relocatable home park, short-term accommodation, tourist park
Park	<p>park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.</p>	Urban common	Tourist attraction, outdoor sport and recreation
Parking station	<p>parking station means the use of premises for parking vehicles, other than parking that is ancillary to another use.</p>	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	<p>party house means premises containing a dwelling that is used to provide, for a fee, accommodation or facilities for guests if:</p> <p>(a) guests regularly use all or part of the premises for parties (bucks parties, hens parties, raves, or wedding receptions, for example); and</p> <p>(b) the accommodation or facilities are provided for a period of less than 10 days; and</p> <p>(c) the owner of the premises does not occupy the premises during that period.</p>		<p><u>Short-term accommodation involving short-term rental accommodation</u></p>
Permanent plantation	<p>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.</p>	Permanent plantations for carbon sequestration, biodiversity or natural resource management	Forestry for wood production, biofuel production
Place of worship	<p>place of worship means the use of premises for:</p> <p>(a) organised worship and other religious activities; or,</p> <p>(b) social, education or charitable activities, if the use is ancillary to the use in paragraph (a).</p>	Church, chapel, mosque, synagogue, temple	Community use, childcare centre, funeral parlour, crematorium
Port service	<p>port service means the use of premises for:</p> <p>(a) the arrival and departure of vessels; or</p> <p>(b) the movement of passengers or goods on or off vessels; or</p> <p>(c) storing, servicing, maintaining or repairing vessels; or</p> <p>(d) ancillary uses that directly service the needs of passengers of the vessels.</p>	Marina, ferry terminal	Landing

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Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Relocatable home park	<p>relocatable home park means the use of premises for:</p> <p>(a) relocatable dwellings for long-term residential accommodation; or</p> <p>(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).</p>		Tourist park
Renewable energy facility	<p>renewable energy facility:</p> <p>(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</p> <p>(b) does not include the use of premises to generate electricity or energy that is to be used mainly on the premises.</p>	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	<p>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.</p> <p><i>Examples of research and technology industry: aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories.</i></p>	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	<p>residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who:</p> <ul style="list-style-type: none"> (a) can not live independently; and (b) require regular nursing or personal care. <p><i>Examples of residential care facility: convalescent home, nursing home</i></p>	Convalescent home, nursing home	Community residence, dwelling house, dual occupancy, hospital, multiple dwelling, retirement facility
Resort complex	<p>resort complex means the use of premises for:</p> <ul style="list-style-type: none"> (a) tourist and visitor accommodation that includes integrated leisure facilities; or <p><i>Examples of integrated leisure facilities: bars, meeting and function facilities, restaurants, sporting and fitness facilities</i></p> <ul style="list-style-type: none"> (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	<p>retirement facility means a residential use of premises for:</p> <ul style="list-style-type: none"> (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	<p>roadside stall means the use of premises for the roadside display and sale of goods in a rural area.</p>	Produce stall	Market

Column 1 Use	Column 2 Definition	Column 3 Examples include	Column 4 Does not include the following examples
Rooming Accommodation	<p>rooming accommodation means the use of premises for:</p> <p>(a) residential accommodation, if each resident:</p> <ul style="list-style-type: none"> (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 <p>(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).</p> <p><i>Examples of rooming accommodation: boarding house, hostel, monastery, off-site student accommodation</i></p>	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	<p>rural industry means the use of premises for:</p> <p>(a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises; or</p> <p>(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).</p>	Packing shed	Intensive animal husbandry, intensive horticulture, roadside stall, wholesale nursery, winery, abattoir, agricultural supply store
Rural workers accommodation	<p>rural worker's accommodation means the use of premises as accommodation, whether or not self-contained, for employees of a rural use, if:</p> <p>(a) the premises, and the premises where the rural use is carried out, are owned by the same person; and</p> <p>(b) the employees are not non-resident workers.</p>	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	<p>sales office means the use of premises for temporary display of land parcels or buildings that:</p> <p>(a) are for sale or proposed to be sold; or</p> <p>(b) can be won as a prize in a competition.</p>	Display dwelling	Bank, office
Service industry	<p>service industry means the use of premises for an industrial activity that:</p> <p>(a) does not result in off-site air, noise or odour emissions; and</p> <p>(b) is suitable for location with other non-industrial uses.</p> <p><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></p>	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	<p>service station means the use of premises for:</p> <p>(a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels or</p> <p>(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).</p>	Electric vehicle charging station	Car wash
Shop	<p>shop means the use of premises for:</p> <p>(a) displaying, selling or hiring goods; or</p> <p>(b) providing personal services or betting to the public.</p> <p><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></p>	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	<p>shopping centre means the use of premises for an integrated shopping complex consisting mainly of shops.</p>		
Short-term accommodation	<p>short-term accommodation:</p> <p>(a) means the use of premises for</p> <p>(i) providing accommodation of less than 3 consecutive months to tourists or travellers; or</p> <p>(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</p> <p>(b) does not include a hotel, nature-based tourism, resort complex or tourist park.</p>	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
<p>Showroom</p>	<p>showroom means the use of premises for the sale of goods that are of:</p> <ul style="list-style-type: none"> (a) a related product line; and (b) a size, shape or weight that requires: <ul style="list-style-type: none"> (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. <p><i>Examples of a showroom: bulk stationary supplies, bulky goods sales, motor vehicle sales, showroom</i></p>	<p>Bulky goods sales, motor vehicles sales showroom, bulk stationary supplies</p>	<p>Food and drink outlet, shop, outdoor sales</p>
<p>Special industry</p>	<p>special industry means the use of premises for an industrial activity:</p> <ul style="list-style-type: none"> (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. 	<p>Tanneries, rendering plants, oil refineries, waste incineration, manufacturing or storing explosives, power plants, manufacturing fertilisers.</p> <p>Note – additional examples may be shown in SC1.1.2 industry thresholds</p>	<p>Low impact industry, medium impact industry, high impact industry, service industry</p>

Column 1 Use term	Column 2 Use definition	Column 3 Examples include	Column 4 Does not include the following examples
Substation	<p>substation means the use of premises:</p> <ul style="list-style-type: none"> (a) as part of a transmission grid or supply network to: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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	<p>telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.</p>	Telecommunication tower, broadcasting station, television station	Aviation facility, 'low-impact telecommunications facility' as defined under the <i>Telecommunications Act 1997</i>
Theatre	<p>theatre means the use of premises for:</p> <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (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. <p><i>Examples of a theatre: cinema, concert hall, film studio, music recording studio</i></p>	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	<p>tourist attraction means the use of premises for:</p> <ul style="list-style-type: none"> (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). <p><i>Examples of a tourist attraction: theme park, zoo</i></p>	Theme park, zoo	Hotel, major sport, recreation and entertainment facility, nightclub entertainment facility
Tourist park	<p>tourist park means the use of premises for:</p> <ul style="list-style-type: none"> (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	<p>transport depot means the use of premises for:</p> <ul style="list-style-type: none"> (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). <p><i>Examples of a transport depot: using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.</i></p>	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.

	<p>who perform work as part of:</p> <ul style="list-style-type: none"> (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 <p>(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</p> <p>(b) does not include rural workers' accommodation.</p>	<p>workers' accommodation</p>	
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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

Commented [AS2]: MA3-S1-2

<ul style="list-style-type: none"> • 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* 	<ul style="list-style-type: none"> • Coastal waters* • Coastal wetlands* • Coastal zone* • Coastline* • Commonwealth Great Barrier Reef Marine Park* • Community infrastructure for essential services* • 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 infrastructure* • Farm based tourism* 	<ul style="list-style-type: none"> • Food tourism* • Footpath awning* • Freeboard* • GIS Multi Criteria Analysis Methodology* • 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*
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SCHEDULE 1 – DEFINITIONS

<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • <u>Primary road frontage*</u> • <u>Probable maximum flood (PMF)*</u> • 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 • <u>Short-term rental accommodation</u> • Site • Site cover • State development area* • Storey 	<ul style="list-style-type: none"> • 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* • Water quality objectives* • Wetland fauna* • Wetland protection area*
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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	<p>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).</p> <p>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.</p> <p>Note – as defined in State Planning Policy July 2017.</p>
Adaptation strategy	<p>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.</p>
Adjoining premises	<p>adjoining premises means premises that share a common boundary, including premises that meet at a single point on a common boundary.</p>
Adventure tourism	<p>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.</p> <p>Such activities include mountaineering, bungee jumping, mountain biking, canoeing, scuba diving, rafting, kayaking, zip-lining, paragliding, canyoneering, abseiling, sandboarding, caving, and rock climbing.</p>
Advertising device	<p>advertising device:</p> <p>(a) means a permanent sign, structure or other device used, or intended to be used, for advertising; and</p> <p>(b) includes a structure, or part of a building, the primary purpose of which is to support the sign, structure or device.</p>
Affordable housing	<p>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.</p> <p>Note – as defined in <i>Planning Regulation 2017</i>.</p>
Agricultural land	<p>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)</p>
Algal bloom	<p>algal bloom means a bloom of algae in coastal or estuarine waters.</p>

Column 1 Term	Column 2 Definition
Annual exceedance probability (AEP)	<p>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.</p> <p>Note – definition from State Planning Policy – State interest guideline for Natural hazards, risk and resilience (August 2016).</p>
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	<p>basement means a space:</p> <ul style="list-style-type: none"> (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	<p>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:</p> <ul style="list-style-type: none"> (a) an architectural or ornamental attachment; or (b) a rainwater fitting. <p>Examples:</p> <ul style="list-style-type: none"> (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 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.
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 <u>or in a land use immunity table</u> .
Defined flood level	defined flood level means the level to which it is reasonably expected flood waters may rise.

Commented [AS3]: MA3-S1-3

Commented [AS4]: MA3-S1-4

SCHEDULE 1 DEFINITIONS

Column 1 Term	Column 2 Definition
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	<p>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:</p> <ul style="list-style-type: none"> (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. <p>Note – recommended minimum stormwater design objectives are shown in Chapter 2 of the 'Urban Stormwater Quality Planning Guideline' (2010).</p>
Development	<p>development means any of the following:</p> <ul style="list-style-type: none"> (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. <p>Note – definition from the <i>Planning Act 2016</i>. Each term in this definition is further defined in the <i>Planning Act 2016</i>.</p>
Development footprint	<p>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:</p> <ul style="list-style-type: none"> (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.

Column 1 Term	Column 2 Definition
Development commitment	<p>development commitment means any of the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 infrastructure², development that is consistent with a government approval to construct given before the date of commencement of the planning scheme. <p>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.</p>
Domestic activity	<p>domestic activity means the use of premises for a residential purpose and associated activities comprising any one or more of the following:</p> <ul style="list-style-type: none"> (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	<p>domestic outbuilding means a non-habitable class 10a building that is:</p> <ul style="list-style-type: none"> (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	<p>dugong protection areas: as described under the <i>Fisheries Regulation 2008</i>.</p>
Dwelling	<p>dwelling means all or part of a building that:</p> <ul style="list-style-type: none"> (a) is used, or capable of being used, as a self-contained residence; and (b) contains: <ul style="list-style-type: none"> (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.

² Government supported transport infrastructure has the meaning given in Schedule 6 of the *Transport Infrastructure Act 1994*.

Column 1 Term	Column 2 Definition
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	<p>environmental offsets means an activity undertaken to counterbalance a significant residual impact of a prescribed activity on a prescribed environmental matter.</p> <p>Note – Further information on how to apply offsets is available in the <i>Queensland Government Environmental Offsets Policy 2008</i>.</p> <p>Note – as defined in <i>Environmental Offsets Act 2014</i>.</p>
Environmental value	<p>environmental value: see the <i>Environmental Protection Act 1994</i>, section 9.</p> <p>Note – The <i>Environmental Protection (Water) Policy 2009</i> states the environmental values of waters.</p> <p>Note – definition from State Planning Policy July 2017.</p>
Erosion control structure	<p>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.</p> <p>Note – definition from State Planning Policy July 2017.</p>
Erosion prone area	<p>erosion prone area: see the <i>Planning Regulation 2017</i>.</p> <p>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:</p> <p>(a) a sea level rise factor of 0.8 metres (b) an increase in the maximum cyclone intensity by 10 per cent.</p> <p>Note – definition from State Planning Policy July 2017.</p>
Essential community services	<p>essential community services means community infrastructure that:</p> <p>(a) performs an important role and is required to function during and immediately after a natural hazard event; and</p> <p>(b) includes any of the following uses:</p> <p>(i) air service; or</p> <p>(ii) community use; or</p> <p>(iii) education establishment; or</p> <p>(iv) emergency services, including evacuation centres; or</p> <p>(v) health care service; or</p> <p>(vi) hospital.</p>

Commented [AS5]: MA3-SI-5

Column 1 Term	Column 2 Definition
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.
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.
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> .

Commented [AS6]: MA3-S1-6

Column 1 Term	Column 2 Definition
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	<p>hazardous material means a substance with potential to cause harm to persons, property or the environment because of one or more of the following:</p> <ul style="list-style-type: none"> • the chemical properties of the substance • the physical properties of the substance • the biological properties of the substance. <p><u>Hazardous material, for the purposes of flood hazard, means hazardous materials present in quantities identified in the <i>Work Health and Safety Regulation, schedule 15, or in quantities that would constitute the use being a hazardous chemical facility.</i></u></p> <p><i>Note – definition from State Planning Policy July 2017.</i></p>
Hazardous material in bulk	<p>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:</p> <ol style="list-style-type: none"> (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, schedule 15</i> .
High coastal hazard area	<p>high coastal hazard area means one or more of the following:</p> <ol style="list-style-type: none"> (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).
High density residential development	<p>high density residential development means residential development involving:</p> <ol style="list-style-type: none"> (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

Commented [AS7]: MA3-S1-7

Column 1 Term	Column 2 Definition
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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.
Iron floc	iron floc 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.

Column 1 Term	Column 2 Definition
<p>Key active frontage streets</p>	<p>key active frontage streets 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:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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): <ul style="list-style-type: none"> (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

Commented [AS8]: MA3-SI-8

Column 1 Term	Column 2 Definition
	<p>(f) North Mackay district centre:</p> <p>(i) Evans Avenue (north-eastern side between Canberra Street and Palmer Street and south-western side between Hodder Street and Sams Road); and</p> <p>(ii) Palmer Street (both sides between Evans Avenue and Grendon Street); and</p> <p>(iii) Grendon Street (both sides between Palmer Street and Evans Avenue)</p> <p>(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)</p> <p>(h) Andergrove Lakes (strategic) local centre: new key active frontage street required within the centre</p> <p>(i) Blacks Beach (strategic) local centre: new key active frontage street required within the centre</p> <p>(j) Mirani (strategic) local centre:</p> <p>(i) Alexandra Street (northern side between Augusta Street and Mirani Police Station)</p> <p>(ii) Victoria Street (southern side between Augusta Street and Caroline Street)</p> <p>(k) Shoal Point (strategic) local centre: new key active frontage street required within the centre</p> <p>(l) Evan Street (existing) local centre (South Mackay): Evan Street (both sides for the full extent of the local centre zone)</p> <p>(m) Martins Corner (existing) local centre (Mackay): Shakespeare Street (northern side for the full extent of the local centre zone)</p> <p>(n) Moore Street (existing) local centre (Mackay):</p> <p>(i) Shakespeare Street (both sides for the full extent of the local centre zone)</p> <p>(ii) Moore Street (eastern side for the full extent of the local centre zone)</p> <p>(iii) Wentford Street (eastern side for the full extent of the local centre zone)</p> <p>(o) Ungerer Street (existing) local centre (North Mackay): Ungerer Street (southern side for the full extent of the local centre zone)</p> <p>(p) Finch Hatton Neighbourhood centre: Zahmel Street</p>
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.
Low density residential development	low density residential development means residential development involving:
	<p>(a) lot size – not less than 400m²</p> <p>(b) maximum plot ratio – 0.5:1</p> <p>(c) maximum building height – 8.5 metres above ground level (2 storeys)</p> <p>(d) typical building form: detached dwellings</p>

Column 1 Term	Column 2 Definition
Low-medium density residential development	<p>low-medium density residential development means residential development involving:</p> <ul style="list-style-type: none"> (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	<p>maritime development area 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.</p>

Column 1 Term	Column 2 Definition
Matters of State Environmental Significance (MSES)	<p>matters of state environmental significance (MSES) means the following natural values and areas:</p> <ul style="list-style-type: none"> (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 Environmental Offsets Act 2014. (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: <ul style="list-style-type: none"> (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. <p>Note – Where possible, MSES is indicatively shown on the SPP IMS.</p> <p>Note – definition from State Planning Policy July 2017.</p>

Column 1 Term	Column 2 Definition
Medium density residential development	medium density residential development means residential development involving: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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	<p>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.</p> <p>Note – definition from Mackay, Isaac and Whitsunday Regional Plan 2012.</p>
Non-resident workers	<p>non-resident worker means a person who:</p> <ul style="list-style-type: none"> (a) performs work as part of: <ul style="list-style-type: none"> (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. <p>Example of a non-resident worker: a person engaged in fly-in/fly-out, or drive in/drive out, working arrangements.</p>
Non-tidal artificial waterway	<p>non-tidal artificial waterway means access channels, constructed urban lakes or other bodies of water that are designed to be:</p> <ul style="list-style-type: none"> (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). <p>For the purposes of the policy, non-tidal artificial waterways do not include waterbodies used only for aquaculture or agricultural activities.</p>

Column 1 Term	Column 2 Definition
Nutrient hazardous areas	<p>nutrient hazardous areas 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:</p> <ul style="list-style-type: none"> (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 Podosols). <p>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.</p>
Nutrients of concern	<p>nutrients of concern 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.</p>
Open verandah	<p>open verandah means that all elevations, and parts of elevations, that do not adjoin a building wall are 'open'.</p> <p>For the purposes of this definition, 'open' means that, excluding verandah balustrade, elevations are not fully or partially enclosed by:</p> <ul style="list-style-type: none"> • solid walls, glazing/windows or doors • semi-open (eg. separated battens, lattice, screens) walls, glazing/windows, louvres, panels or doors
Outermost projection	<p>outermost projection, of a building or structure, means the outermost part of the building or structure, other than a part that is:</p> <ul style="list-style-type: none"> (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	<p>overriding need in the public interest means:</p> <ul style="list-style-type: none"> (a) the overall social, economic and environmental benefits of the development outweigh: <ul style="list-style-type: none"> (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. <p>The following do not establish an overriding need in the public interest:</p> <ul style="list-style-type: none"> (c) uses with relatively few location-based requirements (d) interests in, or options over the land (e) availability or ownership of land.
Patron	<p>patron 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.</p>
Physical coastal processes	<p>physical coastal processes 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).</p>
Planning assumption	<p>planning assumption means an assumption about the type, scale, location and timing of future growth in the local government area.</p>
Plot ratio	<p>plot ratio means the ratio of the gross floor area of a building on a site to the area of the site.</p>
Podium	<p>Podium 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.</p>
Primary road frontage	<p>primary road frontage means:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.

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Column 1 Term	Column 2 Definition
Sensitive land use	<p>sensitive land use means:</p> <p>(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.</p> <p>Note – definition from the <i>Planning Regulation 2017</i>.</p>
Sensitive land use zone	<p>sensitive land use zone: 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.</p>
Service catchment	<p>service catchment means an area serviced by an infrastructure network.</p>
Setback	<p>setback, 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.</p>
Sex work business	<p>sex work business means a business that provides services that include sex work and includes, for example:</p> <p>(a) an escort agency providing services that include sex work; or (b) a home-based sex work business.</p>
Short-term rental accommodation	<p>short-term rental accommodation means the whole or partial use of a dwelling for unhosted accommodation on a commercial basis for a period not exceeding 3 consecutive months.</p> <p>Note – Unhosted means the owner or long-term tenant of the dwelling does not reside at the dwelling.</p> <p>Note – This term does not replace or override the following regulated land use definitions:</p> <ul style="list-style-type: none"> • <u>home-based business involving hosted bed and breakfast</u>; or • <u>party house</u>; or • <u>short-term accommodation</u>.

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SCHEDULE 1 – DEFINITIONS

Column 1 Term	Column 2 Definition
Site	<p>site, of development, means the land that the development is to be carried out on.</p> <p>Examples:</p> <p>(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.</p> <p>(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.</p>
Site cover	<p>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:</p> <p>(a) in a landscaped or open space area, including, for example, a gazebo or shade structure; or</p> <p>(b) a basement that is completely below ground level and used for car parking; or</p> <p>(c) the eaves of a building; or</p> <p>(d) a sun shade.</p>
State development area	<p>State development area: see the <i>Planning Regulation 2017</i>.</p> <p>Note – State development areas are shown on the SPP IMS.</p> <p>Note – definition from State Planning Policy July 2017.</p>
Storey	<p>storey:</p> <p>(a) means a space within a building between 2 floor levels, or a floor level and a ceiling or roof, other than:</p> <p>(i) a space containing only a lift shaft, stairway or meter room; or</p> <p>(ii) a space containing only a bathroom, shower room, laundry, toilet or other sanitary compartment; or</p> <p>(iii) a space containing only a combination of the things stated in subparagraph (i) or (ii); or</p> <p>(iv) a basement with a ceiling that is not more than 1m above ground level; and</p> <p>(b) includes:</p> <p>(i) a mezzanine; and</p> <p>(ii) a roofed structure that is on, or part of, a rooftop, if the structure does not only accommodate building plant and equipment.</p>
Storm-tide	<p>storm-tide means the temporary elevation of coastal water by a storm surge combined with the normally occurring astronomical tide.</p>
Storm tide inundation area	<p>storm tide inundation area means the area of land determined to be inundated during a defined storm tide event that is:</p> <p>(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</p> <p>(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.</p> <p>Note – definition from State Planning Policy July 2017.</p>

Column 1 Term	Column 2 Definition
Stormwater quality management plan	<p>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.</p> <p>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).</p>
Streetscape rhythm	<p>streetscape rhythm means the continuity of fundamental built-form elements along a street including building height, bulk, setbacks, orientation and alignment.</p>
Suitably qualified person or suitably qualified professional	<p>suitably qualified person or suitably qualified professional means one (or more) of the following:</p> <ul style="list-style-type: none"> (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	<p>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:</p> <ul style="list-style-type: none"> (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. <p>Note – definition from State Planning Policy July 2017.</p>
Temporary use	<p>temporary use means a use that:</p> <ul style="list-style-type: none"> (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	<p>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.</p>
Urban purposes	<p>urban purposes means, including for the purposes of local government infrastructure plans, a purpose for which land is used in cities or towns:</p> <ul style="list-style-type: none"> (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	<p>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.</p> <p>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).</p>
Urban zone	<p>urban zone means any of the following zones:</p> <ul style="list-style-type: none"> (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	<p>usable open space means:</p> <ul style="list-style-type: none"> (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	<p>vulnerable uses means:</p> <ul style="list-style-type: none"> • childcare centre, <u>including home-based childcare</u>; 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. <p><u>In addition to the above list, the following uses are vulnerable uses in the context of flood hazard:</u></p> <ul style="list-style-type: none"> • <u>community residence; or</u> • <u>community use; or</u> • <u>health care services; or</u> • <u>nature-based tourism; or</u> • <u>place of worship; or</u> • <u>resort complex; or</u> • <u>tourist park.</u>
Waste water	<p>waste water: see the Environmental Protection (Water) Policy 2009, schedule 2.</p> <p>Note – definition from State Planning Policy July 2017.</p>
Waste water management plan	<p>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.</p>
Waters	<p>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).</p> <p>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.</p>
Watercourse	<p>watercourse: as defined under the <i>Planning Regulation 2017</i>.</p>
Water quality objectives (WQOs)	<p>water quality objectives (WQOs) see the Environmental Protection (Water) Policy 2009, schedule 2.</p> <p>Note – definition from State Planning Policy July 2017.</p>

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Column 1 Term	Column 2 Definition
Wetland fauna	<p>wetland fauna means species that have adapted to living in wetlands and are dependent on them for:</p> <ul style="list-style-type: none"> (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	<p>wetland protection area see the Environmental Protection Regulation, schedule 12, part 2.</p> <p>Note – definition from the <i>Planning Regulation 2017</i>.</p>

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