

Mackay

State Development Area

Draft Development Scheme

June 2024



COORDINATOR-GENERAL

The Department of State Development and Infrastructure connects industries, businesses, communities and government (at all levels) to leverage regions' strengths to generate sustainable and enduring economic growth that supports well-planned, inclusive and resilient communities.

Mackay Regional Council's purpose is to create opportunity to thrive, with a vision to becoming the best region for liveability and livelihood.

Acknowledgement of Traditional Owners

The Department of State Development and Infrastructure acknowledges the Traditional Owners and Custodians of this land and waterways. We also acknowledge their ancestors and Elders both past and present.

The Department of State Development and Infrastructure is committed to reconciliation among all Australians.

The Department of State Development and Infrastructure recognises, embraces and celebrates the Aboriginal and Torres Strait Islander peoples continued rights and responsibilities as the First Peoples of Queensland, including traditional ownership and connection to land and waters.

Recognising the Queensland Government's Statement of Commitment, the Department of State Development and Infrastructure supports a reframed relationship between Aboriginal and Torres Strait Islander peoples and the Queensland Government.

The Office of the Coordinator-General, in the Department of State Development and Infrastructure, has worked with Yuwi Aboriginal Corporation, ensuring their knowledge, experiences and connection to Country were intrinsically considered in preparing the Mackay State Development Area development scheme.

The Department of State Development and Infrastructure is committed to working with the Yuwi Aboriginal Corporation to ensure their knowledge and connection to Yuwibara country continues to inform development outcomes in the Mackay SDA.

Copyright

This publication is protected by the *Copyright Act 1968*.

Licence



This work, except as identified below, is licensed by the Department of State Development and Infrastructure under a Creative Commons Attribution-NonCommercial-No Derivative Works (CC BY-NC-ND) 4.0 Australia licence. To view a copy of this licence, visit: <http://creativecommons.org.au/>

You are free to copy, communicate and adapt this publication, as long as you attribute it as follows:

© Department of State Development and Infrastructure, June 2024.

Third party material that is not licensed under a Creative Commons licence is referenced within this document. All content not licensed under a Creative Commons licence is all rights reserved. Please contact the Department of State Development and Infrastructure, the copyright owner if you wish to use this material.

Translating and interpreting service



The Queensland Government is committed to providing accessible services to Queenslanders of all cultural and linguistic backgrounds. If you have difficulty understanding this publication and need a translator, please call the Translating and Interpreting Service (TIS National) on 13 1450 and ask them to contact the Queensland Department of State Development and Infrastructure on 07 3328 4811.

Disclaimer

While every care has been taken in preparing this publication, to the extent permitted by law, the State of Queensland accepts no responsibility and disclaims all liability (including without limitation, liability in negligence) for all expenses, losses (including direct and indirect loss), damages and costs incurred as a result of decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Any references to legislation are not an interpretation of the law. They are to be used as a guide only. The information in this publication is general and does not take into account individual circumstances or situations. Where appropriate, independent legal advice should be sought.

Copies of this publication are available on our website at www.statedevelopment.qld.gov.au/sda and further copies are available upon request.

Contact us

Phone: 1800 001 048

Email: mackay-sda@coordinatorgeneral.qld.gov.au

Web: www.statedevelopment.qld.gov.au/sda

Post: PO Box 15517 City East Qld 4002

Address: 1 William Street Brisbane QLD 4000 Australia

Connection to Country

The Yuwibara people are the original custodians and Traditional Owners of the Land and Sea Country of the Mackay region. Planning for the Mackay SDA recognises the stories, traditions, knowledge systems and living culture of the Yuwibara people and their contribution to shaping and enriching the Country and society across the Mackay SDA. The Yuwibara people continue to maintain strong cultural and traditional affiliations with Land and Sea Country within and surrounding the Mackay SDA.

Amendment history

Current version	Mackay State Development Area Draft Development Scheme June 2024
-----------------	--

Contents

Connection to Country.....	iii
1. Introduction.....	1
1.1 The Mackay State Development Area.....	1
1.2 The Mackay SDA Development Scheme	3
1.3 Regulatory framework.....	3
1.4 Level of assessment.....	4
1.5 Hierarchy of assessment	5
1.6 Excluded development.....	5
2. Development assessment in the Mackay SDA	6
2.1 SDA application for SDA assessable development.....	6
2.2 Strategic vision for the Mackay SDA.....	6
2.3 Overall objectives for development in the Mackay SDA	7
2.4 Mackay SDA development precincts.....	8
2.4.1 Industry Precinct.....	8
2.4.2 Infrastructure Corridors Precinct	10
2.4.3 Rural Use Precinct.....	11
2.4.4 Environmental Management Precinct	12
2.5 SDA wide assessment criteria	12
2.5.1 Infrastructure and services.....	12
2.5.2 Transport	13
2.5.3 Emissions	13
2.5.4 Contaminated land.....	14
2.5.5 Acid sulfate soils	14
2.5.6 Water quality.....	14
2.5.7 Natural hazards – flooding	15
2.5.8 Natural hazards – other	15
2.5.9 Energy and water efficiency	15
2.5.10 Environmental and community values.....	16
2.5.11 Visual impacts	16
2.5.12 Built form	16
2.5.13 Landscaping	16
2.5.14 Other government matters	17
2.5.15 Engineering and design standards.....	17
2.5.16 Reconfiguring a lot.....	18

3.	Decisions made under this development scheme.....	20
	Schedule 1—Definitions	21
1.	Administrative.....	21
2.	Development.....	22
2.	Interpretation	26
	Schedule 2—Abbreviations	27
	Schedule 3—Requirements for SDA self-assessable development.....	28
1.	Specific requirements for SDA self-assessable development – Reconfiguring a lot	28
2.	Specific requirements for SDA self-assessable development – Rural Use Precinct	29

Figures

Figure 1	Boundary and development precincts of the Mackay SDA	2
----------	--	---

Tables

Table 1	Material change of use	4
Table 2	Reconfiguring a lot	4
Table 3	Relevant engineering and design standards.....	17
Table 4	Abbreviations and acronyms	27
Table 5	SDA wide requirements for SDA self-assessable development – reconfiguring a lot.....	28
Table 6	Specific requirements for SDA self-assessable development in the Rural Use Precinct.....	29

1. Introduction

1.1 The Mackay State Development Area

- (1) State development areas (SDAs) are areas declared by regulation under the *State Development and Public Works Organisation Act 1971* (SDPWO Act).
- (2) The Mackay SDA was declared in February 2024 by regulation.
- (3) Figure 1 identifies the boundary and development precincts of the Mackay SDA.

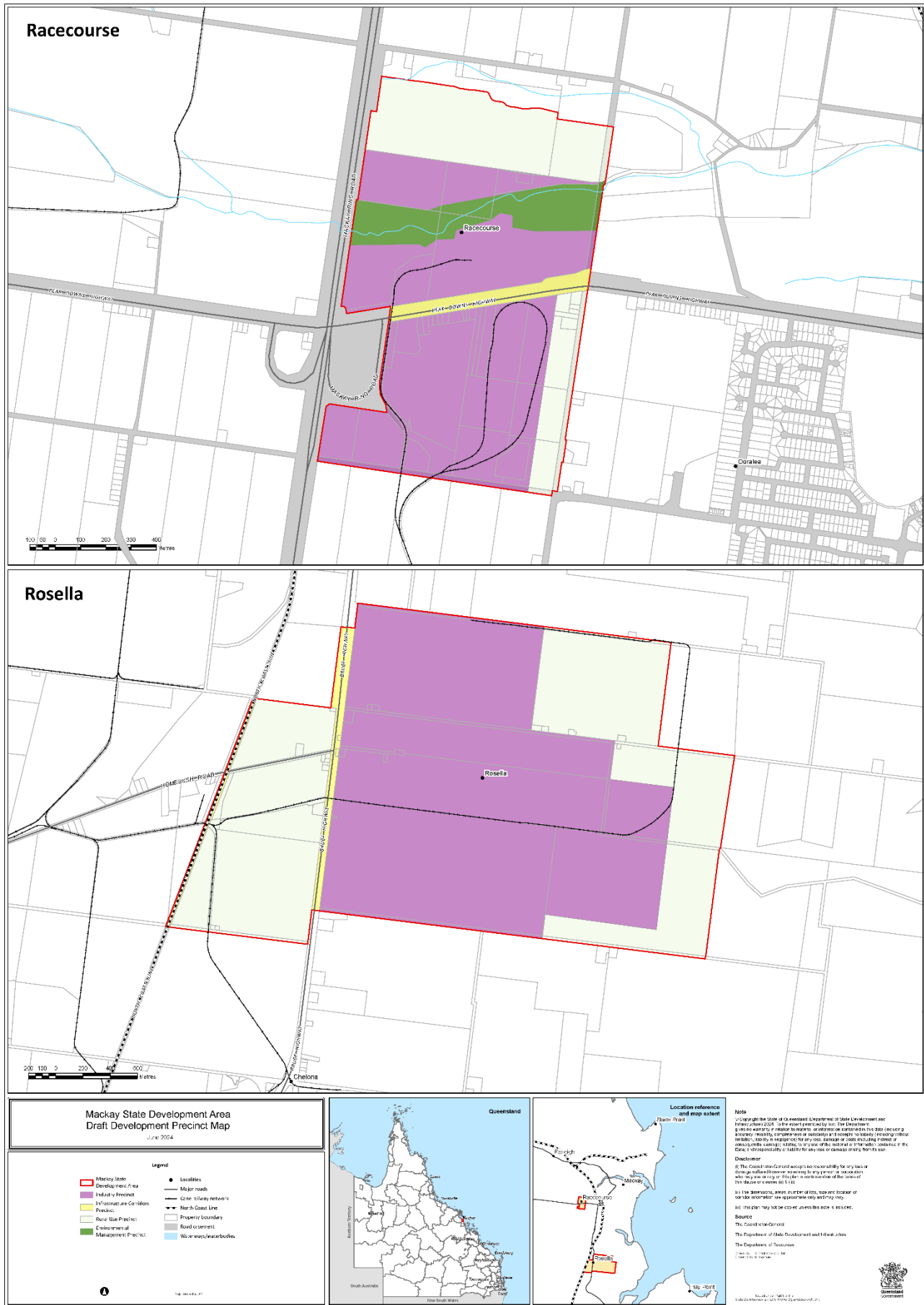


Figure 1 Boundary and development precincts of the Mackay SDA

1.2 The Mackay SDA Development Scheme

- (1) This development scheme:
 - (a) identifies the area regulated by the Mackay SDA Development Scheme on Figure 1
 - (b) identifies regulated development for the Mackay SDA
 - (c) for SDA assessable development, states the matters or things an SDA application for the development will be assessed against, including:
 - (i) the strategic vision for the Mackay SDA
 - (ii) the overall objectives for development in the Mackay SDA
 - (iii) the preferred development intent for each development precinct
 - (iv) SDA wide assessment criteria.
 - (d) for SDA self-assessable development, includes the requirements development must comply with and
 - (e) specifies other matters pertaining to the regulation of development in the Mackay SDA.
- (2) Schedule 1 provides the definitions for this development scheme (including where varied from the *Planning Act 2016* (Planning Act) or the *State Development and Public Works Organisation Act 1971* (SDPWO Act)).
- (3) Schedule 2 provides abbreviations for this development scheme.
- (4) Schedule 3 contains the requirements for SDA self-assessable development.
- (5) The Mackay SDA Development Scheme is to be read in conjunction with the requirements identified in the draft SDA Development Assessment Process.
- (6) The Coordinator-General may prepare policies to provide guidance on certain aspects of this development scheme. Policies are available on the department's web site www.statedevelopment.qld.gov.au/sda

1.3 Regulatory framework

- (1) A person may only carry out regulated development in the Mackay SDA in accordance with the SDPWO Act, this development scheme, and the draft SDA Development Assessment Process.
- (2) Where not regulated under this development scheme, development may be regulated by other legislation and planning instruments including the Planning Act, *Economic Development Act 2012* and the relevant planning scheme/s.
- (3) A person must obtain all other development permits, licences, or approvals to lawfully undertake the development.
- (4) This development scheme has been prepared in accordance with sections 79 and 80 of the SDPWO Act and takes effect on the date stated in the gazette notice published under section 80(1)(a) of the SDPWO Act.

1.4 Level of assessment

- (1) Development identified in Table 1 and Table 2 as SDA assessable development requires an SDA application to be made to the Coordinator-General in accordance with the draft SDA Development Assessment Process.
- (2) Development identified in Table 1 and Table 2 as SDA self-assessable development does not require an SDA approval but must comply with the requirements identified in Schedule 3.
- (3) If a proponent is unable to comply with the requirements for SDA self-assessable development, the development or part thereof relevant to the requirement unable to be complied with is SDA assessable development and the proponent may make an application to the Coordinator-General in order to obtain an SDA approval.

Note: prior to making an SDA application or undertaking SDA self-assessable development, a proponent is encouraged to discuss the proposed development with the Office of the Coordinator-General.

Table 1 Material change of use

Precinct	Regulated development
SDA self-assessable development	
Rural Precinct	Cropping, where complying with requirements stated in Schedule 3
SDA assessable development	
Industry Precinct	All uses
Infrastructure Precinct	All uses
Rural Precinct	All uses not identified as SDA self-assessable development
Environmental Management Precinct	All uses

Note: undefined uses will be assessed against the entire development scheme and may be supported where it can be demonstrated that:

- *the use is consistent with the strategic vision of the Mackay SDA and does not conflict with existing or future development in the Mackay SDA*
- *the use satisfies the preferred development intent, and*
- *further assessment has demonstrated there is an overriding need.*

Table 2 Reconfiguring a lot

Precinct	Regulated development
SDA self-assessable development	
All precincts	When undertaken by the Coordinator-General, where complying with requirements stated in Schedule 3
SDA assessable development	
All precincts	Reconfiguring a lot not identified as SDA self-assessable development

1.5 Hierarchy of assessment

- (1) Where there is inconsistency between provisions in the development scheme, the following rules apply:
 - (a) the strategic vision and objectives for development in the SDA prevail over all other components, to the extent of the inconsistency
 - (b) the development precincts prevail over SDA wide assessment criteria, to the extent of the inconsistency.

1.6 Excluded development

- (1) Development that would otherwise be SDA assessable development or SDA self-assessable development is not regulated development under the SDA development scheme if:
 - (a) section 85 of the SDPWO Act applies to the development or
 - (b) a use of land is in accordance with an infrastructure designation for the land under Chapter 2, Part 5 of the Planning Act or
 - (c) development is carried out by or on behalf of the State or public sector entity in accordance with Schedule 6 of the Planning Regulation 2017 (Planning Regulation), or development a person is directed to carry out under a notice, order or direction made under a State law or
 - (d) development is reconfiguring a lot as stated in Schedule 6, Part 4 of the Planning Regulation or
 - (e) development is categorised as accepted development in accordance with Schedule 7 of the Planning Regulation or
 - (f) development for the maintenance, repair upgrading, augmentation or duplication of rail transport infrastructure and other rail infrastructure within rail corridor land as defined under the *Transport Infrastructure Act 1994*.
- (2) Development that would otherwise be SDA assessable development or SDA self-assessable development is not regulated development under this development scheme if:
 - (a) it is necessary and reasonable to avoid or reduce an imminent risk to a person's life or health, a building's structural safety or the operation or safety of land, facilities, services or utilities, other than a building and
 - (b) the person carrying out the development gives written notice to the Coordinator-General as soon as reasonably practicable after starting the development.

2. Development assessment in the Mackay SDA

2.1 SDA application for SDA assessable development

- (1) A person may make an SDA application for SDA assessable development in accordance with the draft SDA Development Assessment Process.
- (2) An SDA application and request will be assessed against the following, to the extent they are considered relevant by the Coordinator-General:
 - (a) the strategic vision for the Mackay SDA
 - (b) the overall objectives for development in the Mackay SDA
 - (c) the preferred development intent for each development precinct and
 - (d) SDA wide assessment criteria.
- (3) SDA assessable development that is not consistent with the matters listed in subsection (2)(a) to (d) is generally considered to be inconsistent with this development scheme.
- (4) The draft SDA Development Assessment Process contains the relevant processes for obtaining the decision from the Coordinator-General for other applications and requests.
- (5) Requests for approval of a plan of subdivision will be assessed against the relevant SDA approval.

2.2 Strategic vision for the Mackay SDA

The Mackay SDA is an important industrial precinct providing for investment in industry and employment opportunities for Mackay and the Greater Whitsunday region. The Mackay SDA will support new industrial development and diversification opportunities in the region, including value adding to existing sugar cane production such as biofutures industries.

The Mackay SDA increases Mackay's industrial capacity and will accommodate the region's future industrial growth. The Mackay SDA strengthens the region's competitive advantage by diversifying the economy, building upon significant agriculture, resources and service industries, feedstock availability, and efficient transport networks.

Development in the Mackay SDA will support new and emerging industrial development opportunities which align with the Queensland Government's priority sectors, particularly those which are critical to the global shift to net zero emissions. This will include clustering complementary businesses to foster collaboration, and research and development opportunities, while generating economies of scale and industry and infrastructure efficiencies taking advantage of the Mackay SDA's strategic location.

The Racecourse Mill area offers short to medium-term opportunities for projects to co-locate within an established precinct, including the existing Racecourse Mill, refinery and cogeneration power plant. Development also supports the long-term viability of the sugar industry and diversification of the Racecourse Mill.

The Rosella area offers medium to long-term development opportunities for large footprint and hard to locate industries that are well separated from residential communities and areas of environmental significance. Development in the Rosella area will focus on the portion of land east of the Bruce Highway with the western portion to remain in agricultural production.

The Mackay SDA has strong transport linkages with the Bruce Highway, Peak Downs Highway, Mackay Ring Road and Walkerston Bypass. These transport linkages are protected and enhanced through the delivery of future SDA infrastructure and servicing that maximises the capacity of existing and new industry in Racecourse Mill and Rosella areas.

The timing of development will be subject to sequencing of infrastructure and will be concentrated within industry precincts. Development proponents may need to provide and deliver specific infrastructure or provide financial contributions to activate development across the Mackay SDA.

Development in the Mackay SDA is well-designed and functional, sympathetic to surrounding land uses and recognises and maintains environmental, cultural heritage and community values. Both the Racecourse Mill and Rosella industry precincts will be complemented by the Rural Use Precinct, acknowledging the existing production of agricultural land and other rural activities.

2.3 Overall objectives for development in the Mackay SDA

- (1) The strategic vision is supported by the overall objectives for development and the preferred development intent of development precincts within the Mackay SDA.
- (2) Development within the Mackay SDA will:
 - (a) provide for business investment and employment opportunities that is of regional, State or national significance, particularly innovative high-value industries
 - (b) be of a type, scale and nature that is compatible with the relevant precinct and considers proximity to existing sensitive land uses, urban residential areas and environment values
 - (c) avoid or mitigate adverse impacts of emissions, including odour, noise or air emissions to sensitive receptors
 - (d) ensure high quality design, landscaping and climate-responsive outcomes
 - (e) leverage public and private infrastructure and capitalise on the accessibility to the Bruce Highway, Peaks Down Highway, Mackay Ring Road and Walkerston Bypass
 - (f) identify and implement opportunities for synergies and co-location between other uses, services and infrastructure to minimise waste and inefficiencies and support the circular economy through industrial symbiosis

- (g) identify and incorporate sustainability approaches to manage water through an integrated water management approach and reduce reliance on non-renewable energy sources
 - (h) recognise the importance of rural and urban land uses through the management of adverse impacts including emissions and traffic
 - (i) minimise or manage adverse impacts on cultural heritage significance of state heritage places
 - (j) recognises and protects cultural heritage values
- Note: Duty of Care under Section 23 of the Aboriginal Cultural Heritage Act 2003 is a minimum requirement for all development.*
- (k) provide a mix of lot sizes and configurations to accommodate preferred development, that support the diverse needs of new and emerging industries, especially of regional, State and national importance
 - (l) be appropriately sequenced to ensure infrastructure and services are delivered in a co-ordinated, timely and efficient manner that:
 - (i) maximises the use and capacity of existing infrastructure
 - (ii) maximises the efficiency of new infrastructure
 - (iii) promotes the long-term sustainability of infrastructure delivery in the Mackay region
 - (m) ensure the design and operation of local street connections to the State controlled road network protect the integrity, safety and functionality of the state-controlled road networks
 - (n) achieve appropriate levels of flood immunity to protect the safety and security of people, property, infrastructure and the environment, while avoiding adverse impacts to areas outside the Mackay SDA
 - (o) not undermine the safety, efficiency, and operational integrity of the Mackay airport
 - (p) support the long-term viability and diversification of the sugar industry through the continued production of agricultural land and other rural related activities
 - (q) leverage the relationship with new and emerging industries to support agricultural productivity by maximising infrastructure efficiencies
 - (r) be protected from residential or sensitive use encroachment.

2.4 Mackay SDA development precincts

2.4.1 Industry Precinct

2.4.1.1 Purpose

- (1) The purpose of the Industry Precinct is to provide for predominantly medium and high impact industrial activities, and limited low impact and non-industrial activities that align with the strategic vision of the Mackay SDA.

2.4.1.2 Preferred development intent

- (1) The Industry Precinct is to accommodate industrial development that:

- (a) relates to, supports or requires significant inputs from key sectors of the Mackay economy, such as agriculture, manufacturing and transport
 - (b) supports the establishment of new and emerging industries critical to the global shift to net zero emissions, such as biomanufacturing, renewable energy and sustainable aviation fuel, and technology and services.
- (2) The scale, intensity, bulk and orientation of industrial development is appropriate for the location and use requirements having regard to its proximity to existing sensitive land uses.
 - (3) Industrial development is only located in areas that do not have a direct interface with existing sensitive land uses, such as dwelling houses.
 - (4) Expansion of existing industrial activities are supported where appropriate.
 - (5) Limited lower impact industrial and non-industrial activities (excluding sensitive land uses) may be supported where identified in an approved structure plan¹.
 - (6) Lower impact industrial land uses and non-industrial activities are to:
 - (a) directly support existing or future industrial land uses within the Mackay SDA
 - (b) be of a size and scale that is subordinate to industrial uses within the precinct
 - (c) be designed and sited to avoid, minimise or manage reverse amenity impacts associated with industrial development to ensure the high impact industry operations are not compromised or less efficient.
 - (d) be co-located with other non-industrial activities to avoid fragmentation of industrial land.
 - (7) Infrastructure may be located in the precinct where designed and sited in accordance with established infrastructure planning for the Mackay SDA.
 - (8) Industrial activities are protected from encroachment of incompatible uses and activities, including dwelling houses, that may compromise or conflict with the primary intent of the precinct for industry purposes.

2.4.1.3 Preferred land uses

- (1) Defined uses that are consistent with the preferred development intent of the precinct include:
 - (a) high impact industry
 - (b) medium impact industry
 - (c) special industry.
- (2) Defined uses that may be considered consistent with the preferred development intent of the precinct where further assessment has determined the use is appropriate having regard to such matters as its location, nature, scale and intensity:
 - (a) battery storage
 - (b) food and drink outlet, where directly supporting the ongoing industrial use of the precinct
 - (c) low impact industry, where directly supporting the ongoing industrial use of the precinct
 - (d) research and technology industry
 - (e) renewable energy facility, excluding solar farms

¹ An approved structure plan includes those prepared by the Coordinator-General or approved through an SDA approval.

- (f) service industry, where directly supporting the ongoing industrial use of the precinct
 - (g) service station, where directly supporting the ongoing industrial use of the precinct
 - (h) substation
 - (i) telecommunications facility
 - (j) transport depot
 - (k) utility installation
 - (l) warehouse, where providing an ancillary function to a use listed in section 2.4.1.3(1).
- (3) The establishment of sensitive land uses, including dwelling houses, are inconsistent with the preferred development intent and are unlikely to be supported.

2.4.2 Infrastructure Corridors Precinct

2.4.2.1 Purpose

- (1) The purpose of the Infrastructure Corridors Precinct is to provide for the co-location of infrastructure to enable the continued operation and establishment of an efficient, effective and safe route for linear infrastructure, including utility services and transport infrastructure corridors.

2.4.2.2 Preferred development intent

- (1) The Infrastructure Corridors Precinct is to accommodate infrastructure and development that:
- (a) services the Mackay SDA and areas outside
 - (b) minimises construction and operational footprints of infrastructure
 - (c) maximises efficiencies in the co-location of infrastructure provision
 - (d) avoids adverse impacts on existing infrastructure
 - (e) is provided in a co-ordinated, timely and efficient manner
 - (f) does not adversely impact rural or urban areas.
- (2) Future infrastructure allows for services including water, wastewater, electricity, transport and telecommunications.
- (3) Infrastructure may be located in the precinct where designed and sited in accordance with established infrastructure planning for the Mackay SDA.

2.4.2.3 Preferred land uses

- (1) Defined uses that support the preferred development intent of the precinct include:
- (a) utility installation
 - (b) major electricity infrastructure
 - (c) telecommunications facility, involving underground cabling.

2.4.3 Rural Use Precinct

2.4.3.1 Purpose

- (1) The purpose of the Rural Use Precinct is to provide for rural activities and a limited range of non-rural activities which complement rural areas.

2.4.3.2 Preferred development intent

- (1) The Rural Use Precinct is to accommodate development that:
 - (a) provides for a range of rural activities including cropping, intensive horticultural and rural industries
 - (b) protects or increases the agricultural productivity or viability of land for sugar cane and other cropping activities
 - (c) does not compromise the operations of existing industrial uses or future industrial uses in the Mackay SDA
 - (d) incorporates sustainable land management practices
 - (e) maintains and enhances the amenity, character and rural production capability of the area
 - (f) does not limit the ongoing operation of both an existing and future rural use or primary production activity through the intrusion of an incompatible use, including residential development
 - (g) acknowledges the continued use of existing dwellings and ancillary structures.
- (2) Expansion of an existing dwelling house, including domestic outbuildings, is:
 - (a) small-scale and limited to those which support the ongoing use of land for rural activities
 - (b) located outside of the most productive agricultural land
 - (c) sited to avoid or minimise the fragmentation of agricultural land
 - (d) designed and sited to minimise and manage reverse amenity impacts associated with nearby industrial development or rural activities.
- (3) This precinct may accommodate necessary infrastructure to service the Mackay SDA where it does not compromise the intent of the SDA or where consistent with the infrastructure plan for the Mackay SDA.
- (4) Establishment of new sensitive land uses, including dwelling houses, are considered inconsistent with the preferred development intent, and may not be supported where a dwelling house will undermine the preferred development intent or broader strategic vision for the Mackay SDA.

2.4.3.3 Preferred land uses

- (1) Defined uses that support the preferred development intent of the precinct include:
 - (a) cropping
 - (b) rural industry
 - (c) animal husbandry
 - (d) intensive horticulture

- (2) Defined uses that may be considered consistent with the preferred development intent of the precinct where further assessment has determined the use is appropriate having regard to such matters as its location, nature, scale and intensity include:
 - (a) major electricity infrastructure
 - (b) telecommunications facility
 - (c) utility installation.

2.4.4 Environmental Management Precinct

2.4.4.1 Purpose

- (1) The purpose of the Environmental Management Precinct is to provide for the protection and rehabilitation of land to maintain biodiversity, ecological processes, water quality, landscape character, scenic amenity, cultural heritage significance and community well-being.

2.4.4.2 Preferred development intent

- (1) The intent of the Environmental Management Precinct is to:
 - (a) remain largely free of development
 - (b) recognise and protect remnant vegetation and fauna habitats, including the retention of riparian vegetation
 - (c) provide opportunities for rehabilitation and enhancement of existing environmental values to improve environmental outcomes including wildlife corridors.
- (2) Natural features such as creeks, gullies, waterways and remnant vegetation are retained and managed, or where possible, enhanced.
- (3) This precinct may also support infrastructure essential for development in the Mackay SDA where it cannot be accommodated in the relevant development precinct and the adverse impacts of infrastructure placement can be mitigated.
- (4) The creation of additional lots is not supported, unless required for environmental management purposes.

2.4.4.3 Preferred land uses

- (1) Defined uses that support the preferred development intent of the precinct include:
 - (a) permanent plantation.

2.5 SDA wide assessment criteria

2.5.1 Infrastructure and services

- (1) Development is staged and delivered in sequence with the provision of planned infrastructure identified by the infrastructure plan for the Mackay SDA.
- (2) Development is adequately serviced by infrastructure and services necessary to meet the demand generated by the development.
- (3) Development is located and designed to maximise efficiency and safe operation and minimise the cost of infrastructure.

- (4) Development does not adversely impact on the continued operation, viability and maintenance of existing infrastructure or compromise the future provision of planned infrastructure.
- (5) Development integrates with existing and planned state and local government infrastructure or services internal and external to the Mackay SDA.
- (6) Development is connected to infrastructure in accordance with relevant service provider standards (e.g., Mackay Regional Council).
- (7) Development incorporates service areas and waste management processes and systems that are efficient and maximise opportunities for waste minimisation and recycling.
- (8) Infrastructure associated with development is designed to mitigate impacts on existing land uses and nearby sensitive uses.
- (9) Infrastructure is designed, constructed and operated to maximise the efficient use of water and energy.
- (10) Infrastructure is designed with sufficient capacity and flexibility to accommodate future needs and maximise infrastructure delivery options.

Note: infrastructure and services include telecommunications, transport (including corridors and operations), water, wastewater, recycled water and energy networks, stormwater drainage and State or local government infrastructure and services.

2.5.2 Transport

- (1) Increased traffic arising from the development can be accommodated within existing road networks, or works are undertaken to minimise adverse impacts on existing and future uses and road networks.
- (2) Development maintains the safety, efficiency, and functionality of key roads within the local road network, including Horse and Jockey Road, Cowleys Road, Fenners Road and McEwens Beach Road.
- (3) Existing and future road networks in the Mackay SDA are designed to accommodate the proposed vehicle type and predicated traffic volumes associated with development, and to avoid or mitigate adverse impacts on existing sensitive land uses.
- (4) Development is designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of transport infrastructure, including external road, rail or transport infrastructure.
- (5) Adequate onsite parking for the number and nature of vehicles expected is provided consistent with parking rates identified in the Mackay Regional Council standards.
- (6) Development accommodates future road upgrades and widenings ensuring the ongoing capacity, efficiency, and safety of the transport network as identified by the infrastructure plan for the Mackay SDA.
- (7) Development, where appropriate, provides end of trip facilities for pedestrians and cyclists.

2.5.3 Emissions

- (1) Development is located, designed, and operated to avoid, minimise or manage:
 - (a) adverse impacts from air, noise and other emissions that will affect the environment and/or health and safety, wellbeing, and amenity of communities and individuals

- (b) conflicts with sensitive uses arising from (but not limited to) spray drift, odour, noise, light spill, dust, smoke, or ash emissions.
- (2) The location, design and operation of development achieves the relevant acoustic objectives of the Environmental Protection (Noise) Policy 2019 and achieves the relevant air quality objectives of the Environmental Protection (Air) Policy 2019.
- (3) Where the development requires a buffer to mitigate the adverse amenity impacts of the development, including, but not limited to visual, air emission and acoustic impacts, that buffer is to be accommodated within the development site².

2.5.4 Contaminated land

- (1) Development on land likely to be contaminated or recorded on the Environmental Management Register or Contaminated Land Register does not adversely impact on human health or the environment by exposure, management, or movement of contaminants.
- (2) Where required, develop a strategy to manage any existing contamination and the potential for additional contamination, so that human health and the environment are not adversely affected.

Note: refer to Department of Environment, Science and Innovation if a site is subject to a per-and poly-fluoroalkyl substances site investigation.

2.5.5 Acid sulfate soils

- (1) Development, in accordance with current best practice, is to:
 - (a) avoid the disturbance of acid sulfate soils (ASS) or
 - (b) ensure that the disturbance of ASS avoids or minimises the mobilisation and release of acid and metal contaminants to:
 - (i) maintain ecological quality of the natural environment, particularly water quality
 - (ii) protect human health and wellbeing
 - (iii) minimise adverse effects on the built environment, particularly corrodible assets on the site and on surrounding sites.
- (2) Development is designed and constructed in accordance with the Queensland Acid Sulfate Soil Technical Manual – Soil Management Guidelines (2023).

2.5.6 Water quality

- (1) Development is located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters and groundwater arising from:
 - (a) altered stormwater quality and hydrology
 - (b) wastewater (other than contaminated stormwater and sewage)
 - (c) the creation or expansion of non-tidal artificial waterways
 - (d) the release and mobilisation of nutrients and sediments.

² Examples of buffers include: a vegetated screen to mitigate the visual impacts of a large industrial facility from a public road, retaining additional vegetation around a protected flora species or using separation distances.

- (2) Development protects or enhances the ecological and hydraulic function of water assets in and adjacent to the Mackay SDA, especially Lagoon Creek.

2.5.7 Natural hazards – flooding

- (1) Development, in accordance with current best practice:
 - (a) achieves a flood immunity to a 1% annual exceedance probability (AEP) level plus a freeboard of 300mm
 - (b) does not adversely affect existing flow rates, flood heights or cause or contribute to other flooding impacts on upstream, downstream or adjacent properties or the State transport network. This includes potential impacts from changes to stormwater flows and local flooding
 - (c) avoids, minimises or mitigates adverse impacts from flooding to protect people and property, and enhances the community's resilience to flooding
 - (d) supports, and does not hinder disaster management capacity and capabilities
 - (e) avoids risks to public safety and the environment from the location of the storage of hazardous materials and the release of these materials as a result of a natural hazard.
- (2) Stormwater and drainage infrastructure:
 - (a) provides capacity for stormwater discharge
 - (b) minimises flooding from major rainfall events
 - (c) does not result in loss of floodplain storage.
- (3) If development proposes storage of hazardous materials, development should demonstrate immunity to a 0.5% AEP event.

Note: reports in support of an application may be made available to other proponents at the discretion of the Coordinator-General, if doing so will advance the purpose of flooding awareness.

2.5.8 Natural hazards – other

- (1) Development, in accordance with current best practice:
 - (a) identifies relevant natural hazards that may impact upon the development
 - (b) appropriately manages risk associated with identified hazards
 - (c) avoids adverse impacts from natural hazards to protect people and property and enhances the community's resilience to natural hazards
 - (d) avoids increasing the severity of the natural hazard.

2.5.9 Energy and water efficiency

- (1) Building, site design and layout maximise energy efficiency having regard to:
 - (a) building orientation and passive solar design
 - (b) maximising opportunities for cross ventilation
 - (c) appropriate shade treatments
 - (d) landscaping treatments, including large shade trees, to outdoor work break areas and the western side of the building.

- (2) Water efficiency is optimised using alternative water supply sources, including:
 - (a) rainwater harvesting systems
 - (b) recycled water sources.
- (3) Where practicable, development should be consistent with the Queensland Government's renewable energy policies.

2.5.10 Environmental, cultural heritage and community values

- (1) Development manages and mitigates any adverse impacts on environmental, cultural heritage and community values.
- (2) Development is located, designed and operated to:
 - (a) avoid adverse impacts on environmental values including matters of state and national environmental significance, or where adverse impacts cannot be avoided, impacts are minimised, mitigated or offset
 - (b) maintain ecological connectivity and processes
- (3) Environmental offsets are provided in accordance with the relevant commonwealth or state environmental offset framework.

2.5.11 Visual impacts

- (1) Visual impacts of buildings, structures and outdoor storage areas are minimised through building and site design and landscaping when viewed from sensitive land uses and publicly accessible viewpoints.
- (2) Development incorporates high quality urban design and landscape treatments, particularly for areas highly visible from public roads or with an interface to sensitive land uses.
- (3) Where development has frontage to the Bruce Highway or Peak Downs Highway, development contributes to the image corridor on these roads by providing a 10 metre wide landscaping area between the road boundary and the development.

2.5.12 Built form

- (1) The scale, character and built form of development contributes to a high standard of amenity.
- (2) Development incorporates crime prevention through environmental design principles.

2.5.13 Landscaping

- (1) Development provides landscaping that:
 - (a) minimise the visual impacts of the development by achieving suitable coverage and height for the location
 - (b) complements the visual appeal of the proposed use and the locality
 - (c) is suitable for the location and incorporates at least 50% local species identified in the List of plant species under the Mackay Region Planning Scheme
 - (d) is climate tolerant and low maintenance.
- (2) Development maintains and enhances significant vegetation.

2.5.14 Other government matters

- (1) Development is to demonstrate consistency with any other relevant legislative requirements that may be required for the development to proceed and operate to the extent practicable, be consistent with regional plans, the State Planning Policy, and the State Development Assessment Provisions where the state interests articulated by these instruments are likely to be affected by the development.

2.5.15 Engineering and design standards

- (1) Development is to be designed and constructed in accordance with the relevant engineering and design standards (and any subsequent revisions to the relevant standards) stated in Table 3 below. Alternative and innovative solutions that demonstrate compliance with the relevant standards are encouraged.

Table 3 Relevant engineering and design standards

Sewer and water	<ul style="list-style-type: none"> Standards of the relevant water and sewerage service provider (e.g. Mackay Regional Council) Water Services Association of Australia guidelines
Earthworks	<ul style="list-style-type: none"> AS3798 – Guidelines on Earthworks for Commercial and Residential Development State Planning Policy– Emissions and hazardous activities – Acid Sulfate Soils Queensland Acid Sulfate Soil Technical Manual – Soil Management Guidelines version 5
Soil erosion	<ul style="list-style-type: none"> International Erosion Control Associated (IECA) – Best Practice Erosion and Sediment Control
Car parking	<ul style="list-style-type: none"> Relevant local government standard
Roads (major)	<ul style="list-style-type: none"> Department of Transport and Main Roads' (DTMR) Road Planning and Design Manual (2nd edition) Guide to Road Design (Austroads) Guide to Traffic Management (Austroads) Guide to Road Safety (Austroads) DTMR's Guide to Traffic Impact Assessment DTMR Pavement Design Supplement DTMR Design Criteria for Bridges and Other Structures Manual DTMR Road Drainage Manual DTMR Manual of Uniform Traffic Control Devices DTMR Traffic and Road Use Management Manual Australian Standard AS1158 (Lighting for road and public spaces, Lighting of pedestrian crossings)
Roads (minor)	<ul style="list-style-type: none"> Relevant local government construction standards
Site access	<ul style="list-style-type: none"> Relevant local government construction standards
Footpaths and cycle paths	<ul style="list-style-type: none"> Relevant local government construction standards Austroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths
Public transport	<ul style="list-style-type: none"> Translink's Public Transport Infrastructure Manual
Rail	<ul style="list-style-type: none"> DTMR's Guide to Development in a Transport Environment - Rail

Stormwater quality	<ul style="list-style-type: none"> • Water by design – Construction and Establishment Guidelines: Swales Bioretention Systems and Wetlands • Environmental Protection (Water) Policy 2009 • Water Quality Guidelines for the Great Barrier Reef Marine Park (2010) • Relevant local government standards
Stormwater quantity	<ul style="list-style-type: none"> • Queensland Urban Drainage Manual (QUDM) • Australian Rainfall and Runoff (ARR) – where referenced by QUDM • Relevant local government standards
Utilities (e.g. . telecommunications, electricity supply, road, lighting, gas)	<ul style="list-style-type: none"> • Relevant service provider standards • Ergon Energy Major Customer Connection and Services Guidelines • NBN Co. Design and Build Guidelines
Landscaping	<ul style="list-style-type: none"> • Relevant local government standards

2.5.16 Reconfiguring a lot

- (1) Road networks in the Mackay SDA are designed to:
 - (a) achieve a high level of connectivity by:
 - (i) integrating with an overall road and infrastructure structure plan for the precinct
 - (ii) adopting a grid pattern
 - (iii) avoiding cul-de-sac or dead-end roads
 - (iv) providing road connection points to potential future development areas within the Rural use precinct
 - (b) accommodate the proposed vehicle type and predicted traffic volumes associated with the development and the precinct/s.
- (2) Development provides lawful, safe, and practical access to a public road.
- (3) Infrastructure is provided to lots generally in accordance with established infrastructure planning the Mackay SDA.
- (4) Lot sizes are adequate to accommodate a development footprint consistent with the preferred development in each precinct. A range of lot sizes is preferred to accommodate development in each precinct. Minimum lot sizes for development precincts are generally consistent with the following:
 - (a) Industry Precinct – 1 hectare (ha).
- (5) Development for reconfiguring a lot in the Industry Precinct:
 - (a) achieves a geometric layout that maximises efficiency and connectivity for industrial traffic
 - (b) provides lots and arrangements of lots that accommodate lawful uses
 - (c) provides lots of an appropriate size, dimension and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed for the development
 - (d) addresses site constraints that impact land use and development and mitigate adverse impacts to character, natural resources and environmental values.

- (6) Further subdivision of the Environmental Management, Infrastructure Corridors, and Rural Use Precincts is not supported, unless being undertaken for operational, management or regulatory purposes, or if there is an overriding need.

DRAFT

3. Decisions made under this development scheme

- (1) Sections 84G and 84H of the SDPWO Act provide when an SDA approval has effect and when an SDA approval lapses.
- (2) There is no right of appeal under the SDPWO Act against any decision of the Coordinator-General made under this development scheme.
- (3) The Coordinator-General must hold for inspection a copy of all decision notices given under this development scheme. A copy of a decision notice may be provided upon request.
- (4) An SDA approval given under section 84E of the SDPWO Act attaches to the land and binds the owner, the owner's successors in title and any occupier of the land.
- (5) To remove any doubt, it is declared that subsection (4) applies even if later development (including reconfiguring a lot) is carried out on the land (or the land is reconfigured).

Schedule 1—Definitions

Unless stated otherwise, terms used in this development scheme that are defined in the SDPWO Act have the same meaning as in that Act.

1. Administrative

(1) In this development scheme:

biofutures means sectors that leverage biological resources and advanced biotechnological processes to produce goods and services across a wide range of applications, including energy, materials, chemicals, and agriculture.

building see the Planning Act.

community value means the values a local community associate with the places, areas, events or people that make their local community a special place. Community values most likely to be affected are associated with public safety and amenity, air quality, noise and nuisance, rights of access, employment, cultural values and the environment.

cultural heritage value means qualities such as knowledge, culture, and tradition, and/or physical characteristics of indigenous and non-indigenous cultural heritage, that require consideration, assessment and management under relevant legislation and policies and/or values of importance to local communities affected by the SDA.

current best practice means a standard or methodology recognised by either State or national legislation, policy or authorised governing body.

development precinct means an area identified as a precinct by this development scheme.

environmental value see the EP Act.

natural hazards means a naturally occurring situation or condition, such as a flood, bushfire, landslide, coastal erosion or storm tide inundation, with the potential for loss or harm to the community, property or environment.

public sector entity see the Planning Act but does not include local government.

sensitive land use see the Planning Regulation.

2. Development

(2) Development referred to in this development scheme has the following meanings:

animal husbandry means the use of premises for:

- (a) producing animals or animal products on native or improved pastures or vegetation or
- (b) a yard, stable, temporary holding facility or machinery repairs and servicing, if the use is ancillary to the use in paragraph (a).

Note: examples of animal husbandry include cattle stud, grazing of livestock, non-feedlot dairy.

battery storage facility means the use of premises for the operation of 1 or more battery storage devices.

caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.

cropping means the use of premises for:

- (a) growing and harvesting plants, or plant material, that are cultivated in soil, for commercial purposes or
- (b) harvesting, storing or packing plants or plant material grown on the premises, if the use is ancillary to the use in paragraph (a) or
- (c) repairing and servicing machinery used on the premises, if the use is ancillary to the use in paragraph (a).

Note: examples of cropping include forestry for wood production, fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production, sugar cane growing, turf farming and vineyard.

dwelling house means a residential use of premises involving:

- (a) 1 dwelling for a single household and any domestic outbuildings associated with the dwelling or
- (b) 1 dwelling for a single household, a secondary dwelling and any domestic outbuildings associated with either dwelling.

food and drink outlet means the use of premises for:

- (a) preparing and selling food and drink for consumption on or off the premises or
- (b) providing liquor for consumption on the premises, if the use is ancillary to the use in paragraph (a).

Note: examples of a food and drink outlet include a café, coffee shop, drive-through facility, kiosk, milk bar, restaurant, snack bar, takeaway shop.

freight terminal means the use of premises for the purpose of bulk handling of packaged or full container goods for transport by road, rail, sea or air, including the loading and unloading of vehicles used to transport such goods.

high impact industry means the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- (a) potential for significant impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise

- (b) potential for off-site impacts in the event of fire, explosion or toxic release
- (c) generates high traffic flows in the context of the locality or the road network
- (d) the use may involve night time and outdoor activities
- (e) onsite controls are required for emissions and dangerous goods risks.

Note: examples of high impact industry include, chemical and chemical product manufacturing, non-metallic mineral product manufacturing and primary metal and metal product manufacturing.

infrastructure facility means the use of premises for any of the following:

- (a) a storage facility for bulk materials, any other mineral or any mineral concentrate or
- (b) a dam, water storage facility, or other water management facility.

intensive horticulture means the use of premises for:

- (a) the intensive production of plants or plant material carried out indoors on imported media or
- (b) the intensive production of plants or plant material carried out outside using artificial lights or containers or
- (c) storing and packing plants or plant material grown on the premises, if the use is ancillary to the use in subparagraph (i) or (ii) but
- (d) does not include the cultivation of aquatic plants.

Note: examples of intensive horticulture include greenhouse, hydroponic farm, mushroom farm.

low impact industry means the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- (a) negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise
- (b) minimal traffic generation and heavy vehicle usage
- (c) demands imposed upon the local infrastructure network consistent with surrounding uses
- (d) the use generally operates during the day
- (e) offsite impacts from storage of dangerous goods are negligible
- (f) the use is primarily undertaken indoors.

Note: examples of low impact industry include fabricated metal product manufacturing, transport support services, repair and maintenance facilities.

major electricity infrastructure means the use of premises for:

- (a) a transmission grid or supply network or
- (b) a telecommunication facility, if the use is ancillary to the use in subparagraph (a).

Note: the use of premises does not include a supply network or private electricity works unless the use involves a new zone substation or bulk supply substation; or the augmentation of a zone substation or bulk supply substation that significantly increases the input or output standard voltage.

medium impact industry means the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products and have one or more of the following attributes:

- (a) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise
- (b) generates high traffic flows in the context of the locality or road network
- (c) generates an elevated demand on local infrastructure network
- (d) potential for noticeable offsite impacts in the event of fire, explosion or toxic release
- (e) onsite controls are required for emissions and dangerous goods risks
- (f) the use is primarily undertaken indoors
- (g) evening or night activities are undertaken indoors and not outdoors.

Note: examples of medium impact industry include food product manufacturing, transport equipment manufacturing, wood product manufacturing and industrial laundries.

office means the use of premises for:

- (a) providing an administrative, financial, management or secretarial service or function or
- (b) the practise of a profession or
- (c) providing business or professional advice or services but
- (d) does not include the use of premises for making, selling or hiring goods.

park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.

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.

renewable energy facility means the use of premises for:

- (a) the generation of electricity or energy from a renewable energy source, including, for example, sources of bioenergy, geothermal energy, hydropower, ocean energy, solar energy or wind energy but
- (b) does not include the use of premises to generate electricity or energy to be used mainly on the premises.

research and technology industry means the use of premises for an innovative or emerging industry that involves designing and researching, assembly, manufacturing, maintaining, storing or testing machinery or equipment.

Note: examples of research and technology industry include aeronautical engineering, biotechnology industries, computer component manufacturing, computer server facilities, energy industries, medical laboratories.

rural industry means the use of premises for:

- (a) storing, processing or packaging products from a rural use carried out on the premises or adjoining premises or
- (b) selling products from a rural use carried out on the premises or adjoining premises, if the use is ancillary to the use in paragraph (a).

service industry means the use of premises for an industrial activity that:

- (a) does not result in off-site air, noise or odour emissions
- (b) provides a support or service function to regionally significant industry within the Mackay SDA.

Note: examples of service industries include construction services, repair and maintenance facilities and machinery and equipment wholesale.

service station means the use of premises for:

- (a) selling fuel, including, for example, petrol, liquid petroleum gas, automotive distillate or alternative fuels, or
- (b) a food and drink outlet, shop, trailer hire, or maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a).

special industry means the use of premises for industrial activities that include the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products and have one or more of the following attributes:

- (a) potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol fume, particle, smoke, odour and noise
- (b) potential for extreme offsite impacts in the event of fire, explosion or toxic release
- (c) onsite controls are required for emissions and dangerous goods risks
- (d) the use generally involves night time and outdoor activities
- (e) the use may involve the storage and handling of large volumes of dangerous goods
- (f) requires significant separation from incompatible uses.

Note: examples of special industry include waste incineration, cogeneration power plants, creating biofuels and bioproducts from renewable feedstocks, manufacturing fertilisers.

substation means the use of premises:

- (a) as part of a transmission grid or supply network to:
 - (i) convert or transform electrical energy from one voltage to another or
 - (ii) regulate voltage in an electrical circuit or
 - (iii) control electrical circuits or
 - (iv) switch electrical current between circuits or
- (b) for a telecommunications facility for:
 - (i) works as defined under the *Electricity Act 1994*, section 12(1) or
 - (ii) workforce operational and safety communications.

telecommunications facility means the use of premises for a facility that is capable of carrying communications and signals by guided or unguided electromagnetic energy.

transport depot means the use of premises for:

- (a) storing vehicles, or machinery, that are used for a commercial or public purpose or
- (b) cleaning, repairing or servicing vehicles or machinery, if the use is ancillary to the use in paragraph (a).

Note: examples of a transport depot include using premises to store buses, taxis, trucks, heavy vehicles or heavy machinery.

utility installation means the use of premises for:

- (a) a service for supplying or treating water, hydraulic power, electricity or gas

- (b) a sewerage, drainage or stormwater service
- (c) a transport service, including cane railway infrastructure
- (d) a waste management service or
- (e) a maintenance depot, storage depot or other facility for a service stated in paragraphs (a) to (d).

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).

Note: examples of a warehouse include a self-storage facility, storage yard.

2. Interpretation

- (1) Unless displaced wholly or partly by a contrary intention appearing in this development scheme or the SDPWO Act, the *Acts Interpretation Act 1954* applies when interpreting this development scheme.
- (2) In this development scheme, a reference to:
 - (a) a section, paragraph or schedule is a reference to a section or paragraph of, or schedule to, this development scheme
 - (b) a document or instrument means the latest version of the document or instrument
 - (c) an Act includes any Regulation or instrument made under it and includes any amending or replacement Act.

Schedule 2—Abbreviations

A list of abbreviations and acronyms used within this development scheme is contained in Table 4.

Table 4 Abbreviations and acronyms

Term	Description
AEP	Annual exceedance probability
AS/NZS	Australian and New Zealand Standards
ASS	Acid sulfate soils
DESI	Department of Environment, Science and Innovation
DTMR	Department of Transport and Main Roads
EP Act	<i>Environmental Protection Act 1994</i>
ha	Hectare/s
Mackay Region Planning Scheme	Mackay Region Planning Scheme 2017, as amended from time to time
Planning Act	<i>Planning Act 2016</i>
Planning Regulation	<i>Planning Regulation 2017</i> , as amended from time to time.
SDA	State development area
SDPWO Act	<i>State Development and Public Works Organisation Act 1971</i>

Schedule 3—Requirements for SDA self-assessable development

- (1) This Schedule identifies the requirements for SDA self-assessable development.
- (2) The requirements support the strategic vision, overall objectives and the preferred development intent for the precincts.

1. Specific requirements for SDA self-assessable development – Reconfiguring a lot

- (1) SDA self-assessable development for reconfiguring a lot must comply with the relevant requirements set out in Table 5.
- (2) The plan of subdivision may be lodged with the Land Title Office for registration, subject to the relevant requirements under either the *Land Title Act 1994* or *Land Act 1994*.

Table 5 SDA wide requirements for SDA self-assessable development – reconfiguring a lot

Number	SDA wide requirement	Requirements
1	Lot access	Development provides lawful, safe and practical access.
2	Infrastructure	Development is adequately serviced by infrastructure and meets the relevant engineering and design standards in Table 3.
3	Lot sizes	Lot sizes are adequate to accommodate a development footprint consistent with the preferred development intent of each precinct. A range of lot sizes is preferred to accommodate development in each precinct. Minimum lot sizes for development precincts are generally consistent with the following: <ul style="list-style-type: none"> 1. Industry Precinct – 1 ha.
4	Subdivision of specific precincts	Reconfiguration of the Environmental Management and Rural Precincts is undertaken for operational, management or regulatory purposes, or there is an overriding need.

2. Specific requirements for SDA self-assessable development – Rural Use Precinct

- (1) SDA self-assessable development for a material change of use in the Rural Use Precinct must comply with the relevant requirements set out in Table 6.

Table 6 Specific requirements for SDA self-assessable development in the Rural Use Precinct

SDA self-assessable development	Precinct or precincts	Requirements
Material change of use for cropping	Rural Use	(1) Buildings and structures associated with the use are: <ul style="list-style-type: none"> (a) not more than 2 storeys in height (b) setback not less than: <ul style="list-style-type: none"> (i) 40 metres from a state-controlled road (ii) 20 metres from a local road. (2) No damage to regulated vegetation occurs. (3) Avoid impacts on receiving waters consistent with current best practice for agricultural activities within the Great Barrier Reef Catchment. (4) Excludes forestry intended for wood production.

This page has been intentionally left blank

The Coordinator-General
PO Box 15517, City East Qld 4002
tel 1800 001 048 or 13 QGOV (13 74 68)
mackay-sda@coordinatorgeneral.qld.gov.au
www.statedevelopment.qld.gov.au/sda

