

# Mackay

## State Development Area

Development Scheme

September 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.

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Copies of this publication are available on our website at [www.statedevelopment.qld.gov.au/sda](http://www.statedevelopment.qld.gov.au/sda) and further copies are available upon request.

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## Amendment history

Current version	Mackay State Development Area Development Scheme September 2024
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# Yuwi connection to Country

Yuwi people have existed on this country from the beginning of time, before when Mundangagarra (Rainbow Serpent) roamed the land to establish our mountains and waterways. Our connection to country has provided our way of culture, spiritual belonging, food gathering, hunting, sacred sites and implementing traditional lore and customs.

Our birthplace is found through the natural borders from Mundangagarra's resting place (Clark Ranges), north to O'Connell River at Midge Point, south to Marion Creek and Notch Point and east to the outer islands neighbouring the Great Barrier Reef from Repulse Island, Goldsmith and Tinsmith Islands (North) to Beverley Island and Percy Isles Group (South).

We continue to live and maintain our traditional culture to this day.

Always will be Yuwi country.

*Yuwi Aboriginal Corporation, September 2024*

## Acknowledgement of Country

The Coordinator-General acknowledges the Country and people of Queensland's First Nations. We pay our respect to Elders past, present and emerging.

We acknowledge the continuous living culture of First Nations Queenslanders – their diverse languages, customs and traditions, knowledges and systems. We acknowledge the deep relationship, connection and responsibility to land, sea, sky and Country as an integral element of First Nations identity and culture.

This Country is sacred. Everything on the land has meaning and all people are one with it. We acknowledge First Nations peoples' sacred connection as central to culture and being.

We acknowledge the stories, traditions and living cultures of First Nations peoples and commit to shaping our state's future together. The Coordinator-General recognises the contribution of First Nations people and communities to the State of Queensland and how this continues to enrich our society more broadly.

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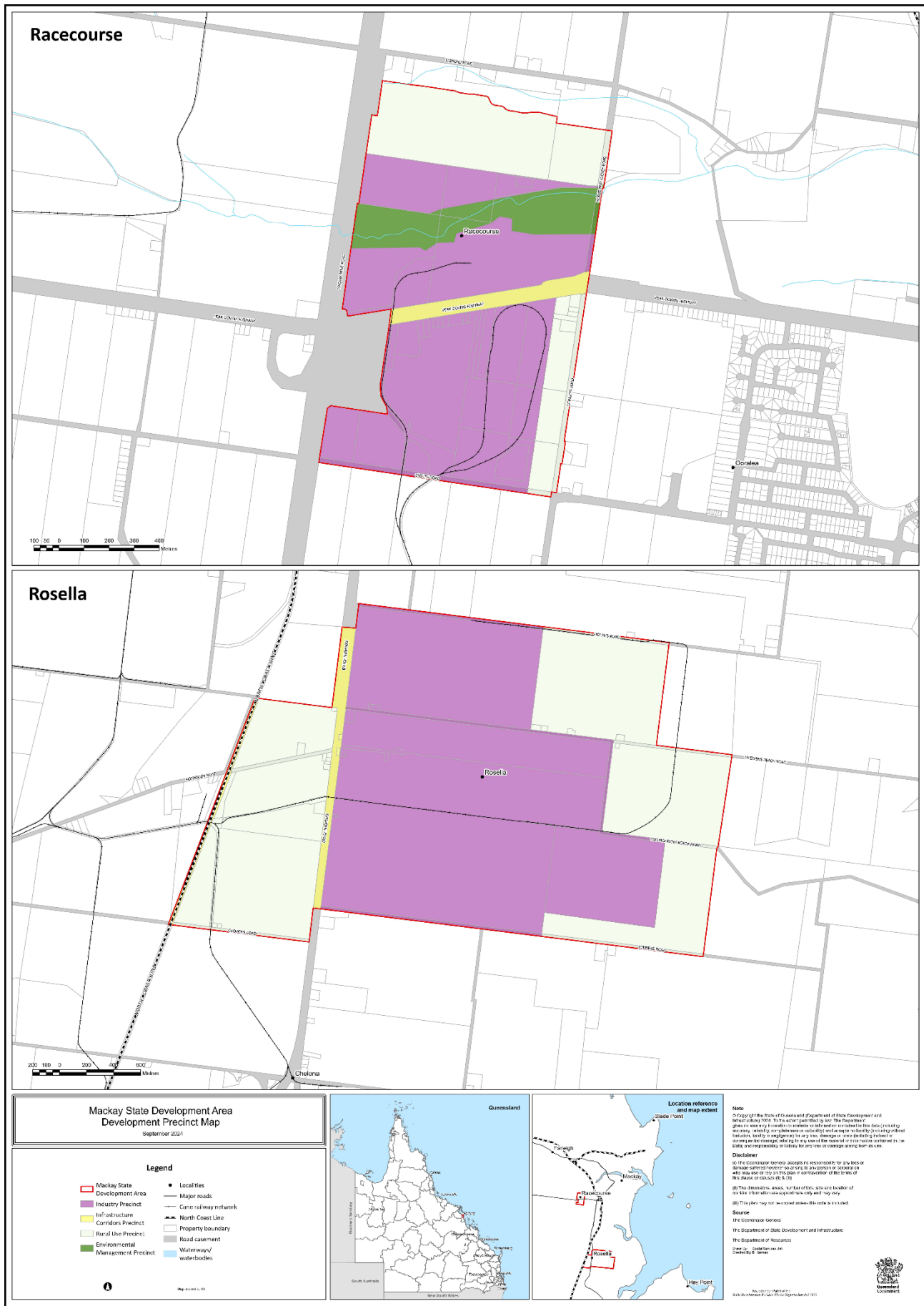
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# 1. Introduction

## 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.
- (3) Schedule 2 provides abbreviations for this development scheme.
- (4) Schedule 3 contains the requirements for SDA self-assessable development.
- (5) For the purpose of section 79A(3) of the SDPWO Act, the prescribed process and the requirements for making, assessing and deciding the following applications and requests are contained in the SDA Development Assessment Process dated 13 September 2024, which is available on the department's website:
  - (a) an SDA application
  - (b) a request to change an SDA application
  - (c) a change application for an SDA approval
  - (d) a request to state a later currency period for an SDA approval
  - (e) a request to carry out a prior affected development.
- (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](http://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 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 2016*, *Economic Development Act 2012* and the Mackay Regional Council planning scheme.
- (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 for an SDA approval in accordance with the 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 is SDA assessable development.

*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 Use Precinct	Cropping, where complying with requirements stated in Schedule 3
SDA assessable development	
Industry Precinct	All uses
Infrastructure Corridors Precinct	All uses
Rural Use 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 Excluded development

- (1) Development that would otherwise be SDA assessable development or SDA self-assessable development is not regulated development under this 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) Also, 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 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) 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 strengthens the region's competitive advantage by diversifying the economy, building upon significant agriculture, resources and service industries, feedstock availability, and efficient transport networks. The Mackay SDA supports new industrial development and diversification opportunities in the region, including value adding to existing sugar cane production such as industries that support the biofutures sector.

Development in the Mackay SDA supports 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.

Development will capitalise on industry and infrastructure efficiencies taking advantage of the Mackay SDA's strategic location and proximity to Mackay Airport, Port of Mackay and supply chain infrastructure.

The Racecourse Mill area offers short to medium-term opportunities for industry 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 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 the Mackay SDA.

The timing of development is subject to sequencing of infrastructure and is 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 manages environmental, cultural heritage and community values. Cultural values are important for the Mackay SDA given the significance of Queensland's first government mission and reserve located between Bakers Creek and Sandy Creek at Rosella.

The Industry Precinct is complemented by the Rural Use Precinct, acknowledging the existing production of agricultural land and other rural activities.

The strategic vision is supported by the overall objectives for development and the preferred development intent of development precincts within the Mackay SDA.

## 2.3 Overall objectives for development in the Mackay SDA

- (1) Development within the Mackay SDA will:
  - (a) provide for business investment and employment opportunities that are of regional, State or national significance, particularly innovative high-value industries
  - (b) be of a type, scale and nature that is consistent with the relevant precinct and considers proximity to existing rural uses, sensitive land uses, urban residential areas and environment values
  - (c) 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
  - (d) support the long-term viability and diversification of the sugar industry through the continued production of agricultural land and other rural related activities
  - (e) ensure high quality design, landscaping and climate-responsive outcomes
  - (f) leverage public and private infrastructure and capitalise on the proximity to the Bruce Highway, Peaks Down Highway, Mackay Ring Road and Walkerston Bypass

- (g) be appropriately sequenced to ensure infrastructure and services are delivered in a coordinated, 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
- (h) provide a mix of lot sizes and configurations to accommodate preferred development, that supports the diverse needs of new and emerging industries
- (i) avoid or mitigate adverse impacts to air quality and amenity from emissions, such as odour, and noise
- (j) recognise and avoid impacts on cultural heritage values, including cultural heritage significance of state heritage places
- (k) 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
- (l) 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
- (m) leverage the relationship with new and emerging industries to support agricultural productivity by maximising infrastructure efficiencies
- (n) not undermine the safety, efficiency, and operational integrity of the Mackay airport
- (o) 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 higher impact 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, sustainable aviation fuel, and technology and services.
- (2) Industrial development must demonstrate appropriate separation and transition to existing sensitive land uses, such as dwelling houses having regard to matters such as scale, intensity, bulk, orientation and site layout.
- (3) Expansion of existing industrial activities is supported where appropriate.

- (4) Limited lower impact industrial and non-industrial development (excluding sensitive land uses<sup>1</sup>) may be supported where identified in an approved structure plan<sup>2</sup> and where:
  - (a) directly supporting existing or future industrial development within the Mackay SDA
  - (b) of a size and scale that is subordinate to industrial development within the precinct
  - (c) 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) co-located, where possible, with other non-industrial development to avoid fragmentation of industrial land.
- (5) Infrastructure may be located in the precinct where designed and sited in accordance with the established infrastructure plan for the Mackay SDA.
- (6) The establishment of sensitive land uses, including dwelling houses, is inconsistent with the preferred development intent and are unlikely to be supported.

### 2.4.1.3 Preferred land uses

- (1) Defined uses that are consistent with the preferred development intent of the precinct are:
  - (a) medium impact industry
  - (b) high impact industry
  - (c) special industry.
- (2) Defined uses that may be considered consistent with the preferred development intent of the precinct:
  - (a) battery storage facility
  - (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
  - (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).

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<sup>1</sup> Sensitive land uses as defined in the Planning Regulation 2017

<sup>2</sup> An approved structure plan includes those prepared by the Coordinator-General or approved through an SDA approval.

## 2.4.2 Infrastructure Corridors Precinct

### 2.4.2.1 Purpose

- (1) The purpose of the Infrastructure Corridors Precinct is to protect existing infrastructure and 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 and coordination of infrastructure provision
  - (d) avoids adverse impacts on existing infrastructure
  - (e) does not adversely impact rural or urban areas.
- (2) Future infrastructure, including water, wastewater, electricity, transport and telecommunications may be located in the precinct where designed and sited in accordance with the established infrastructure plan for the Mackay SDA.

### 2.4.2.3 Preferred land uses

- (1) Defined uses that support the preferred development intent of the precinct are:
  - (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 the Mackay SDA.

### 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 through the intrusion of an incompatible use, including sensitive land uses (e.g., dwelling houses)
  - (g) acknowledges the continued use of existing dwellings and ancillary structures.
- (2) Future infrastructure may be located in this precinct to service the Mackay SDA where it does not compromise the intent of the SDA or where consistent with the established infrastructure plan for the Mackay SDA.
  - (3) The establishment of sensitive land uses, including dwelling houses, is inconsistent with the preferred development intent and are unlikely to be supported.
  - (4) Expansion of an existing dwelling house, including domestic outbuildings, may be supported where it is:
    - (a) small-scale and not located on the most productive agricultural land
    - (b) sited to avoid or minimise the fragmentation of agricultural land
    - (c) designed and sited to minimise and manage reverse amenity impacts associated with industrial land uses or rural activities.

### 2.4.3.3 Preferred land uses

- (1) Defined uses that support the preferred development intent of the precinct are:
  - (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:
  - (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 and cultural values.
- (2) Natural features such as creeks, gullies, waterways and remnant vegetation are retained and managed, or where possible, enhanced.
- (3) The precinct may 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 are:
  - (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 established infrastructure plan for the Mackay SDA.
- (2) Development is adequately serviced by infrastructure and services necessary to meet the demand generated by the development and is connected in accordance with relevant service provider standards (e.g., Mackay Regional Council).
- (3) Development is located and designed to maximise the efficiency and safe operation 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 incorporates waste management processes and systems that are efficient and maximise opportunities for waste minimisation, reuse and recycling.
- (6) Infrastructure associated with development is designed to mitigate impacts on existing land uses and nearby sensitive uses.
- (7) 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 the state road network, including Bruce Highway, Peak Downs Highway and Mackay Ring Road, and 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 predicted 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 established infrastructure plan for the Mackay SDA.
- (7) Development, where appropriate, provides end of trip facilities for pedestrians and cyclists.

### 2.5.3 Emissions and hazardous activities

- (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
  - (c) adverse impacts from hazardous materials including the health and safety impacts of fire, explosion and toxic release that will affect individuals or the built environment.
- (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 site.<sup>3</sup>

### 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.*

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<sup>3</sup> 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.

## 2.5.5 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) 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 appropriate flood immunity
  - (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 because 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% annual exceedance probability (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) Development is designed, constructed and operated to maximise the efficient use of water and energy, and incorporates sustainability approaches.
- (2) Building, site design and layout maximise energy efficiency and reduce reliance on non-renewable energy sources 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.
- (3) Development optimises water management through an integrated water management approach including the use of:
  - (a) rainwater harvesting systems
  - (b) recycled water sources.
- (4) 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.

*Note: Duty of Care under Section 23 of the Aboriginal Cultural Heritage Act 2003 is a minimum requirement for all development.*

### 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<sup>4</sup> and landscape treatments, particularly for areas highly visible from public roads or with an interface to sensitive land uses including dwelling houses.
- (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.
- (3) Development does not create incompatible intrusions, or compromise aircraft safety, in operational airspace, including:
  - (a) limiting the height of buildings, structures and construction equipment to within the obstacle limitation surface height, where relevant
  - (b) managing external lighting or reflective surfaces
  - (c) providing adequate measures to prevent the attraction of birds and bats into operational airspace.

### 2.5.13 Landscaping

- (1) Development provides landscaping that:
  - (a) minimises 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. Development, to the extent practicable, is to be consistent with regional plans, the State Planning Policy, and the State

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<sup>4</sup> Examples of high quality urban design include: using colours that are compatible with tones of the surrounding natural landscape, using materials that minimise glare and reflection, concealing plant and equipment from view of surrounding rural areas.

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. 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"> <li>Standards of the relevant water and sewerage service provider (e.g. Mackay Regional Council)</li> <li>Water Services Association of Australia guidelines</li> </ul>
Earthworks	<ul style="list-style-type: none"> <li>AS3798 – Guidelines on Earthworks for Commercial and Residential Development</li> <li>State Planning Policy– Emissions and hazardous activities – Acid Sulfate Soils</li> <li>Queensland Acid Sulfate Soil Technical Manual – Soil Management Guidelines</li> </ul>
Soil erosion	<ul style="list-style-type: none"> <li>International Erosion Control Associated (IECA) – Best Practice Erosion and Sediment Control</li> </ul>
Car parking	<ul style="list-style-type: none"> <li>Relevant local government standard</li> </ul>
Roads (major)	<ul style="list-style-type: none"> <li>Department of Transport and Main Roads' (DTMR) Road Planning and Design Manual</li> <li>Guide to Road Design (Austroads)</li> <li>Guide to Traffic Management (Austroads)</li> <li>Guide to Road Safety (Austroads)</li> <li>DTMR's Guide to Traffic Impact Assessment</li> <li>DTMR Pavement Design Supplement</li> <li>DTMR Design Criteria for Bridges and Other Structures Manual</li> <li>DTMR Road Drainage Manual</li> <li>DTMR Manual of Uniform Traffic Control Devices</li> <li>DTMR Traffic and Road Use Management Manual</li> <li>Australian Standard AS1158 (Lighting for road and public spaces, Lighting of pedestrian crossings)</li> </ul>
Roads (minor)	<ul style="list-style-type: none"> <li>Relevant local government construction standards</li> </ul>
Site access	<ul style="list-style-type: none"> <li>Relevant local government construction standards</li> </ul>
Footpaths and cycle paths	<ul style="list-style-type: none"> <li>Relevant local government construction standards</li> <li>Austroads – Guide to Road Design Part 6A: Pedestrian and Cyclist Paths</li> </ul>
Public transport	<ul style="list-style-type: none"> <li>Translink's Public Transport Infrastructure Manual</li> </ul>
Rail	<ul style="list-style-type: none"> <li>DTMR's Guide to Development in a Transport Environment - Rail</li> </ul>
Stormwater quality	<ul style="list-style-type: none"> <li>Water by design – Construction and Establishment Guidelines: Swales Bioretention Systems and Wetlands</li> <li>Environmental Protection (Water) Policy 2009</li> <li>Water Quality Guidelines for the Great Barrier Reef Marine Park (2010)</li> <li>Relevant local government standards</li> </ul>
Stormwater quantity	<ul style="list-style-type: none"> <li>Queensland Urban Drainage Manual (QUDM)</li> </ul>

	<ul style="list-style-type: none"> <li>• Australian Rainfall and Runoff – where referenced by QUDM</li> <li>• Relevant local government standards</li> </ul>
Natural hazards - flooding	<ul style="list-style-type: none"> <li>• Relevant local government standards</li> </ul>
Utilities (e.g., telecommunications, electricity supply, road, lighting, gas)	<ul style="list-style-type: none"> <li>• Relevant service provider standards</li> <li>• Ergon Energy Major Customer Connection and Services Guidelines</li> <li>• NBN Co. Design and Build guidelines</li> </ul>
Landscaping	<ul style="list-style-type: none"> <li>• Relevant local government standards</li> </ul>

## 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
  - (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 the established infrastructure plan for 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.

### 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. Development

(1) 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<sup>5</sup>.

**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 fodder and pasture production, producing fruit, nuts, vegetables and grains, plant fibre production and sugar cane growing.*

**dwelling house** means a residential use of premises involving:

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<sup>5</sup> Battery storage device as defined by the Planning Regulation

- (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 kiosk, 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 an industrial activity that:

- (a) includes the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products
- (b) requires onsite controls for emissions, hazardous substances and dangerous goods risks
- (c) has one or more of the following attributes:
  - (i) potential for significant impacts on sensitive land uses due to off-site emissions including aerosol, fume, particle, smoke, odour and noise
  - (ii) potential for significant off-site impacts in the event of fire, explosion or toxic release
  - (iii) generates high traffic flows in the context of the locality or the road network
  - (iv) may involve night time and outdoor activities.

*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 an industrial activity that:

- (a) includes the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products
- (b) has one or more of the following attributes:

- (i) negligible impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise
- (ii) offsite impacts from storage of dangerous goods are negligible
- (iii) minimal traffic generation and heavy vehicle usage
- (iv) primarily involves indoor activities that operate during the day (e.g. 7am to 6pm).

*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 an industrial activity that:

- (a) includes the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring, treating of products
- (b) requires onsite controls for emissions, hazardous substances and dangerous goods risks
- (c) has one or more of the following attributes:
  - (i) potential for noticeable impacts on sensitive land uses due to offsite emissions including aerosol, fume, particle, smoke, odour and noise
  - (ii) generates high traffic flows in the context of the locality or road network
  - (iii) generates an elevated demand on local infrastructure network
  - (iv) potential for noticeable offsite impacts in the event of fire, explosion or toxic release
  - (v) operations are primarily undertaken indoors, including any evening or night activities.

*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 pilot/demonstration facilities, biotechnology industries, aeronautical engineering, energy industries.*

**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) maintaining, repairing, servicing or washing vehicles, if the use is ancillary to the use in paragraph (a), and
- (c) provides a support or service function to regionally significant industry within the Mackay SDA.

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

- (a) includes the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products
- (b) has one or more of the following attributes:
  - (i) potential for extreme impacts on sensitive land uses due to offsite emissions including aerosol fume, particle, smoke, odour and noise
  - (ii) potential for extreme offsite impacts in the event of fire, explosion or toxic release
  - (iii) may involve the storage and handling of large volumes of dangerous goods
  - (iv) requires significant separation from non-industrial uses
  - (v) generally involves night time and outdoor activities.

*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), and
- (c) provides a support or service function to regionally significant industry within the Mackay SDA.

*Note: examples of a transport depot include using premises to store 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:

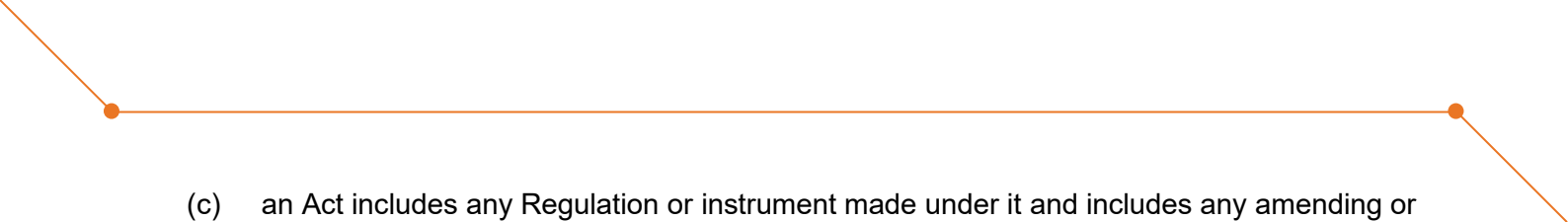
- (a) storing or distributing goods, whether or not carried out in a building or
- (b) the wholesale of goods, if the use is ancillary to the use in paragraph (a).

The use does not include retail sales from the premises or industrial uses.

*Note: examples of a warehouse include a 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

<b>Term</b>	<b>Description</b>
<b>AEP</b>	annual exceedance probability
<b>ASS</b>	acid sulfate soils
<b>DESI</b>	Department of Environment, Science and Innovation
<b>DTMR</b>	Department of Transport and Main Roads
<b>ha</b>	hectare/s
<b>Mackay Region Planning Scheme</b>	Mackay Region Planning Scheme 2017
<b>Planning Act</b>	<i>Planning Act 2016</i>
<b>Planning Regulation</b>	<i>Planning Regulation 2017</i>
<b>SDA</b>	State development area
<b>SDPWO Act</b>	<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: <ol style="list-style-type: none"> <li>1. Industry Precinct – 1 ha.</li> </ol>
4	Subdivision of specific precincts	Reconfiguration of the Environmental Management and Rural Use Precinct 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 Precinct	<ul style="list-style-type: none"> <li>(1) Buildings and structures associated with the use are:               <ul style="list-style-type: none"> <li>(a) not more than 2 storeys in height</li> <li>(b) setback not less than:                   <ul style="list-style-type: none"> <li>(i) 40 metres from a state-controlled road</li> <li>(ii) 20 metres from a local road.</li> </ul> </li> </ul> </li> <li>(2) No damage to regulated vegetation occurs.</li> <li>(3) Avoid impacts on receiving waters consistent with current best practice for agricultural activities within the Great Barrier Reef Catchment.</li> <li>(4) Excludes forestry intended for wood production.</li> </ul>

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