

PART 3 DESIRED ENVIRONMENTAL OUTCOMES

Division 1 Preliminary

3.1 Desired Environmental Outcomes

- (1) The Desired Environmental Outcomes are based on ecological sustainability established by the IPA and are the basis for the measures of the planning scheme.
- (2) The Desired Environmental Outcomes are to be read as a whole. Each Desired Environmental Outcome is to be achieved to the extent practicable having regard to the other Desired Environmental Outcomes.
- (3) The Desired Environmental Outcomes for the City of Mackay area are as follows.
 - (a) Biodiversity and Habitat/ Natural Features
 - (i) significant natural features¹ are conserved and their values are not compromised in order to sustain ecological processes and maintain biodiversity in the City for present and future generations.
 - (ii) adverse effects on the natural environment including remnant vegetation, coastal and inland wetlands, habitat and biodiversity, clean air, and water resources are minimised or prevented for their greenhouse, environmental health and amenity implications.
 - (iii) the use of land and resources:
 - (A) takes into account the direct and indirect, short and long-term, and cumulative consequences of a use; and
 - (B) has regard for the multiple use and values of land and resources for present and future generations.
 - (iv) community safety and buildings, structures and other physical infrastructure are not jeopardised by unacceptable risks due to natural hazards such as bushfire, excessive erosion and land slippage, disturbance of acid sulfate soils, or inundation by flood waters.
 - (v) the interface between developed and undeveloped areas is managed to maintain remnant ecosystems and areas of natural, landscape or cultural importance to the community.
 - (vi) a balance is achieved between the conservation and use of natural resources in order to achieve sustainable economic, social and ecological outcomes.

¹ The significant natural features which contribute to the City's biodiversity include:

- the Clarke and Connors Ranges and the low coastal ranges and hills which support remnant bushland and important wildlife corridors and refuges;
- the drainage systems, such as the O'Connell River, Pioneer River and the smaller coastal streams, which provide wildlife corridors and nourishment for the City's ecosystems;
- the riparian vegetation along the City's waterways;
- the coastal wetlands, beaches and bays which either abut or lie adjacent to the Great Barrier Reef Marine Park and the Great Barrier Reef World Heritage Area; and
- the Cumberland Islands which sit within the Great Barrier Reef World Heritage Area.

(b) Cultural Heritage & Landscape Character

- (i) the aesthetic and amenity values of significant cultural heritage places and areas², as well as notable features of landscape character³, are retained and enhanced for the benefit of present and future generations.
- (ii) places of cultural heritage are recognised and conserved.

(c) Economic Development

- (i) economic resources such as good quality agricultural land, forests, fisheries, extractive materials, water and land resources are protected from the adverse or limiting effects of proximate, incompatible activity for future ongoing use. Good quality agricultural land is made available for urban uses only with a demonstration of overriding community need.⁴
- (ii) diverse employment opportunities are available in accessible locations both north and south of the Pioneer River, and include home-based businesses, business 'incubators', technology centres and the like.
- (iii) the continued development and lawful operations of the Port of Mackay and the Mackay Airport are facilitated and their operational efficiency protected by:
 - (A) limiting development on land directly affected by Seaport and Airport operations; and
 - (B) the inclusion of buffers on adjoining land to mitigate potential impacts of Port and Airport operations.
- (iv) A network of centres is established and maintained according to a hierarchical arrangement of roles and functions to meet the needs of the population, and includes the following elements, as shown on the Information Map – Network of Centres⁵:
 - (A) the **Mackay City Centre** (including a core area and a frame area) as the principal centre for all multi-purpose centre activities in the City and the region;
 - (B) the **Mt Pleasant Sub-Regional Centre**, including Greenfields, Sams Road and Heaths Road, as the second major focus for shopping, commercial and entertainment in the City, functioning as a supporting role to the City Centre;

² The cultural heritage includes places and areas of indigenous and non-indigenous significance providing evidence of previous occupation and use of the City's lands and water resources. Places of non-indigenous cultural heritage significance are listed on the Queensland Heritage Register, the Register of the National Estate, and on the National Trust of Queensland list. Places of indigenous cultural heritage significance are known to representatives of local indigenous communities.

³ The landscape character derives from the natural features, introduced plant species and some aspects of the built environment, which either singularly or in combination provide landscapes of high aesthetic value and amenity. Features which contribute to the landscape character of the City include:

- (1) the canefields;
- (2) the coast, coastal villages and off-shore islands, especially those in the Cumberland group of islands;
- (3) the rivers and estuaries especially the Pioneer River, the O'Connell River and Bakers Creek;
- (4) the regional scenic backdrop of the Clarke and Connors Ranges and the low coastal ranges and hills; and
- (5) features of local importance, such as stands of remnant or introduced vegetation, combinations of buildings and vegetation, and landmark buildings in the City and the villages.

⁴ As required by State Planning Policy 1/92 'Development and the Conservation of Good Quality Agricultural Land'.

⁵ The designated centres in the network are shown in an indicative manner on Information Map – Centres Network, whereas the Zone Maps provide more definitive centre boundaries. Existing centres not shown on the Centres Network Map are not intended to expand.

- (C) **The Rural View Major Neighbourhood Centre** as the third major focus for shopping, community and commercial needs in the City.
 - (D) the **neighbourhood centres**, including Andergrove, Bucasia, Rural View and Walkerston, providing for weekly or high-frequency shopping, community and commercial needs; and
 - (E) a **mixed use centre** at North Mackay; and
 - (F) the **local centres**, including the small convenience centres at Bucasia, Blacks Beach, North Mackay, Mt Pleasant, Slade Point and West Mackay.
- (v) the growth of centres occurs in step with demonstrated community need, recognising the role and function of other centres within the network of centres.
 - (vi) retail and commercial activities outside a centre identified within the network of centres are limited to premises with a size and function consistent with the provision of local facilities.
 - (vii) the Mackay City Centre is retained and reinforced as the principal centre for the Mackay and Whitsunday region providing high order administrative, business, commercial, cultural, entertainment, and shopping services as well as providing a choice of housing types and densities for residents and visitors.
 - (viii) centres, villages and other commercial areas are attractive, provide a safe environment and are able to be economically and efficiently supported by infrastructure.
 - (ix) operational efficiency of industrial land, particularly for major industries⁶, is protected by:
 - (A) retaining such land primarily for the establishment of industrial activities and related services;
 - (B) encouraging new industrial activities in designated industrial locations⁷ on the basis the necessary infrastructure is available or can be made available efficiently and equitably;
 - (C) retaining the major industrial areas free from the constraining effects of inappropriate or sensitive activities either within or adjacent to such areas; and
 - (D) servicing with safe and effective transport infrastructure, such as the sea port, the airport, the rail network and the State and national highway system.
 - (x) A transport network is maintained in functional corridors unconstrained by incompatible or inappropriate activities, servicing the major industries and other major employment and activity centres.
 - (xi) Rural land:
 - (A) is protected from incompatible land uses;

⁶ The preferred locations for major industries in the City include the Mackay sea port, Paget and Ooralea, and the major rural industries, such as the sugar mills at Racecourse, Pleystowe and Farleigh, and the abattoir at Bakers Creek.

⁷ Industrial land is shown on the relevant Zone Map.

- (B) is maintained in agricultural use, where possible, in order to ensure the viability of the sugar industry in the City; and
 - (C) provides opportunities for use for a wide range of economic activities including extractive industries, forestry, grazing, intensive animal husbandry and water supply development.
 - (xii) changing trends in the tourism, hospitality and business services sectors in the City are recognised and supported to ensure each industry is able to evolve and grow.
 - (xiii) mixed use development and higher intensity residential development is located within the City Centre and possibly at transport nodes and some of the tourism nodes.
- (d) Amenity and Community Well-Being
- Community identity is established through the following:
- (i) a wide range of affordable and accessible housing is available which is suitable for the climate, meets the needs of the City's population and is convenient to community facilities, employment and recreation opportunities.
 - (ii) convenient access is provided to a range of community facilities and services, including health care, education, shopping and business services, cultural and entertainment facilities, and recreation and sporting facilities to achieve a standard of living coincident with residents' expectations.
 - (iii) the City's population has a high level of mobility through an efficient and viable transport system, including public transport and pedestrian and cycle transport.
 - (iv) a diverse range of public open spaces and recreation opportunities is provided in generally accessible locations or in locations and settings suitable for the desired range of recreational experiences and for the appreciation of the City's habitat and biodiversity values.
 - (v) a wide range of living and lifestyle options are available to residents including urban, rural residential, village, rural and island living.
 - (vi) the open space network of the City is established and enhanced for the continued use and enjoyment of the City's population.
- (e) Infrastructure and Urban Growth
- (i) the pattern and rate of urban development meets, in a timely manner, the needs of the Mackay community with respect to housing, commercial services, industrial activities, recreation and cultural pursuits, and includes the efficient provision and use of urban infrastructure.
 - (ii) the sequence of urban growth within the City is based on achieving the most efficient and equitable use of land and making greatest use of the existing network of development, transport and community infrastructure.
 - (iii) new development in the City is directed and consolidated into areas presently serviced or areas able to be serviced efficiently and economically.
 - (iv) 'in sequence' urban growth occurs in the following pattern:

- (A) urban consolidation occurs within the existing urban areas, particularly in the McCready's Creek, Goosepond Creek and Pioneer River (Urban) precincts of the City; and
 - (B) urban, rural residential and village development occurs in land zoned for urban residential, urban expansion, rural residential or village purposes to which infrastructure and community services can be provided efficiently and effectively.
- (v) 'out of sequence' urban growth occurs only where a need for additional land is demonstrated and the need is balanced against the cost of providing infrastructure, including community facilities and services, and the impacts on the environment. Any such growth must be ecologically sustainable and is limited to areas in the McCready's Creek, Goosepond Creek and Pioneer River and Southern Streams precincts, which are most easily and economically serviced, providing that the interface with agricultural and other incompatible land uses can be managed appropriately and effectively and the landscape and heritage values of the City are not diminished.
- (vi) in addition, urban growth is located to:
- (A) reduce travel-to-work demands and achieve increased transport network efficiency; and
 - (B) maintain transport corridors, including possible future corridors, free of constraining incompatible uses (eg noise sensitive) wherever possible and practical.
- (vii) urban development incorporates ecological sustainability principles including efficient design and the efficient use of water⁸.
- (viii) the interface between urban areas and other areas is managed to avoid land use conflicts and maintain a high level of amenity for the City.
- (ix) villages continue to provide a specific lifestyle option to residents of the City, supported by community facilities and small-scale tourism and convenience services. Major industries coexist with these services in specific village locations⁹.
- (x) off-shore Islands provide a lifestyle option with limited opportunity for residential development. Tourism development subservient to the natural landscape and does not adversely affect the sensitive coastal environment is encouraged on the islands within established resort areas.

⁸ Ecologically sustainable urban development:

- (i) is based on sound catchment planning so that the cumulative effects of development in a drainage system are addressed and minimised;
- (ii) conserves, and enhances where possible, riparian corridors and other corridors of remnant vegetation within a site;
- (iii) adopts water cycle management practices;
- (iv) is oriented in its design to minimise the climatic effects through efficient solar orientation and through the maintenance of natural breezes, and access to a northerly aspect; and
- (v) is situated within convenient proximity to a centre.

⁹ The designated villages are Baker's Creek, Bloomsbury, Calen, Eton, Farleigh, The Leap / Hampden, Kuttabal, Midge Point, Seaforth, Holiday Bay, Ball Bay and Yalbaroo. Major industries are located at Paget, Baker's Creek and Farleigh.