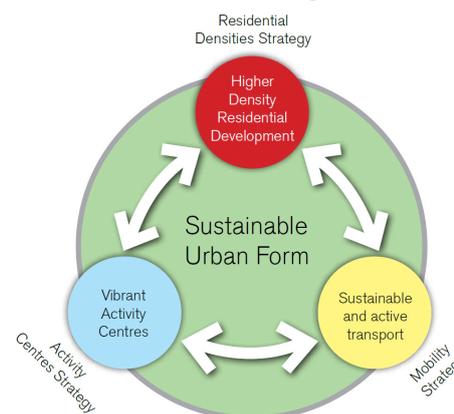


# Planning ahead

## Release of draft Residential Densities Strategy

Mackay Regional Council's draft Residential Densities Strategy has now been released for public comment. The draft strategy forms an important part of council's vision for a more sustainable and compact urban form and will work with the Activity Centres Strategy and Mobility and Sustainable Transport Strategy to achieve this.



Continued strong population growth and demographic trends such as decreasing housing size and the ageing population have accelerated demand for new dwellings into the future. Up to 1,200 new dwellings per year across the region's urban areas are needed to satisfy this demand by 2031 and council considers it important that this demand is met with a variety of dwelling products.

The draft strategy seeks to encourage the delivery of

well designed higher density residential development in suitable urban locations and, consequently, increase the overall average density of residential development in urban areas.

The strategy:

- presents relevant contextual information and articulating the benefits of higher density residential development in the region's urban areas
- defines location and design principles for higher density

residential development

- identifies key precincts and corridors considered suitable for higher density residential development
- identifies initiatives to encourage higher density residential development

Council formulated the strategy after initial consultation with representatives of the development industry, the building industry and the real estate industry.



### Benefits of Higher Density Residential Development

Encouraging higher density residential development will provide the following benefits:

- improved housing affordability
- reduced urban sprawl and the consumption of good quality agricultural land for development
- meeting the demand generated by emerging demographic and market trends;
- increased use of, and improvements in, public transport, cycling and walking
- more active and healthy neighbourhoods
- increased economic vitality of centres
- efficient provision and ongoing utilisation of infrastructure



The strategy encourages increased densities across the region's urban areas. However, location issues such as proximity to services and design issues such as consistency with the streetscape must be considered. The strategy provides location and design principles as general guidance.

### Location Principles

In general, sites consistent with the following principles are considered most suitable for higher density residential development:

- Access and liveability:
  - close proximity to major activity centre, hospital, university, high quality open space or publicly accessible/usable coastline/riverfront
- Physical and Environmental:
  - not subject to significant inundation from floodwaters
  - not containing remnant vegetation wetlands
  - not identified as high bushfire risk
  - not identified as good quality agricultural land
- Infrastructure and high impact activities:
  - can be serviced by water, sewer, road and stormwater infrastructure
  - close proximity to community infrastructure
  - not affected by major infrastructure corridors / high impact activities

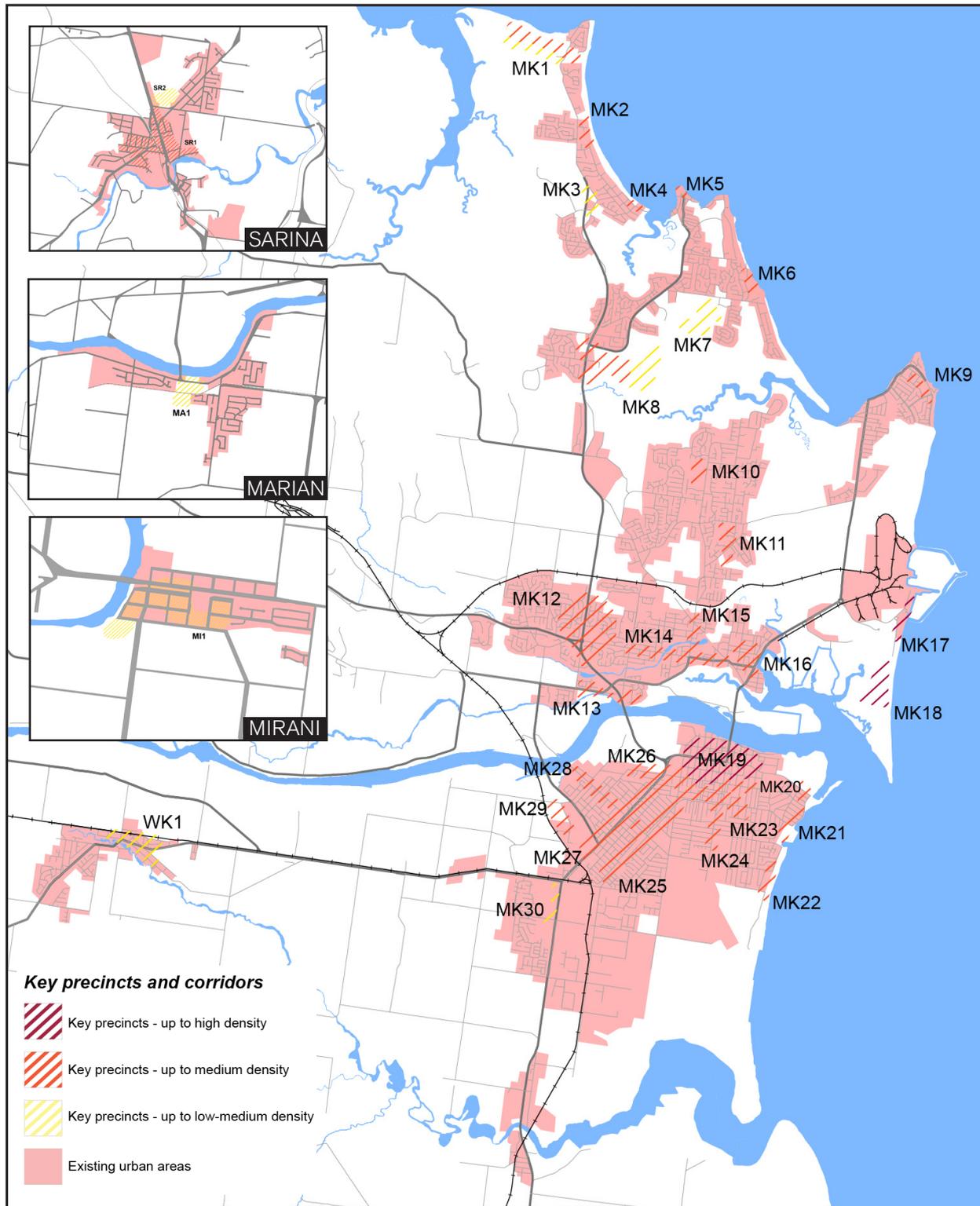
### Design Principles

The strategy provides design principles in relation to the following:

- Good manners to the neighbourhood, neighbours and street:
  - Layout
  - Height
  - Street setbacks
  - Street relationship
  - Vehicle access and accommodation
  - Site cover and side/rear setbacks
  - Privacy
- Responsiveness and richness in design
  - Orientation
  - Ventilation
  - Shading
  - Treating hard surfaces
  - Roof design
  - Building articulation
  - Materials
  - Safety and comfort
- Embracing our relaxed outdoor lifestyle:
  - Indoor-outdoor transition
  - Outdoor living areas
  - Total open space area
  - Gardens
  - Water sensitive design.

### Key corridors and precincts

The strategy identifies several potential precincts and corridors considered to be suitable for higher density residential development in the future. These are identified in the maps below. There may be other areas where higher densities could also be suitable.



## Initiatives to encourage higher density residential development



The strategy identifies several initiatives to encourage higher density residential development throughout urban areas of the region these include:

- promoting the benefits and demand for higher density residential development and the success of demonstration projects
- ensuring future infrastructure planning can service higher densities
- where appropriate, negotiating with current developers to increase development yields
- amending current planning provisions (Mackay City Planning Scheme, Sarina Shire Council Planning Scheme and Mirani Shire Plan) which currently restrict higher density outcomes
- ensuring future planning provisions (Mackay Regional Planning Scheme) provide for and, in some cases, require higher density outcomes
- maintaining and improving development assessment efficiencies
- monitoring levels of higher density residential development activity
- finalising and implementing council's Activity Centres Strategy and Mobility and Sustainable Transport Strategy



## Public Consultation

Mackay Regional Council's draft Residential Densities Strategy is now available to view and submissions are encouraged.

You can discuss the document with one of council's Strategic Planning Officers, by:

- phoning council on 1300 622 529;
- organising a face to face meeting by phoning council on 1300 622 529; or
- forwarding an e-mail enquiry to [strategic.planning@mackay.qld.gov.au](mailto:strategic.planning@mackay.qld.gov.au)

You can lodge a submission on the document by:

- filling out the public consultation feedback form;
- forwarding an e-mail to [strategic.planning@mackay.qld.gov.au](mailto:strategic.planning@mackay.qld.gov.au);
- posting a written letter to Mackay Regional Council, PO Box 41, Mackay QLD 4740;
- faxing a written letter to (07) 4944 2400; or
- hand delivering a written letter to the Development Services Building, 42 Wellington Street, Mackay.

The public consultation period for the draft Strategy document will close at 5pm on Friday, 25 March 2011.

**For more information call  
1300 MACKAY or visit  
[www.mackay.qld.gov.au](http://www.mackay.qld.gov.au)**