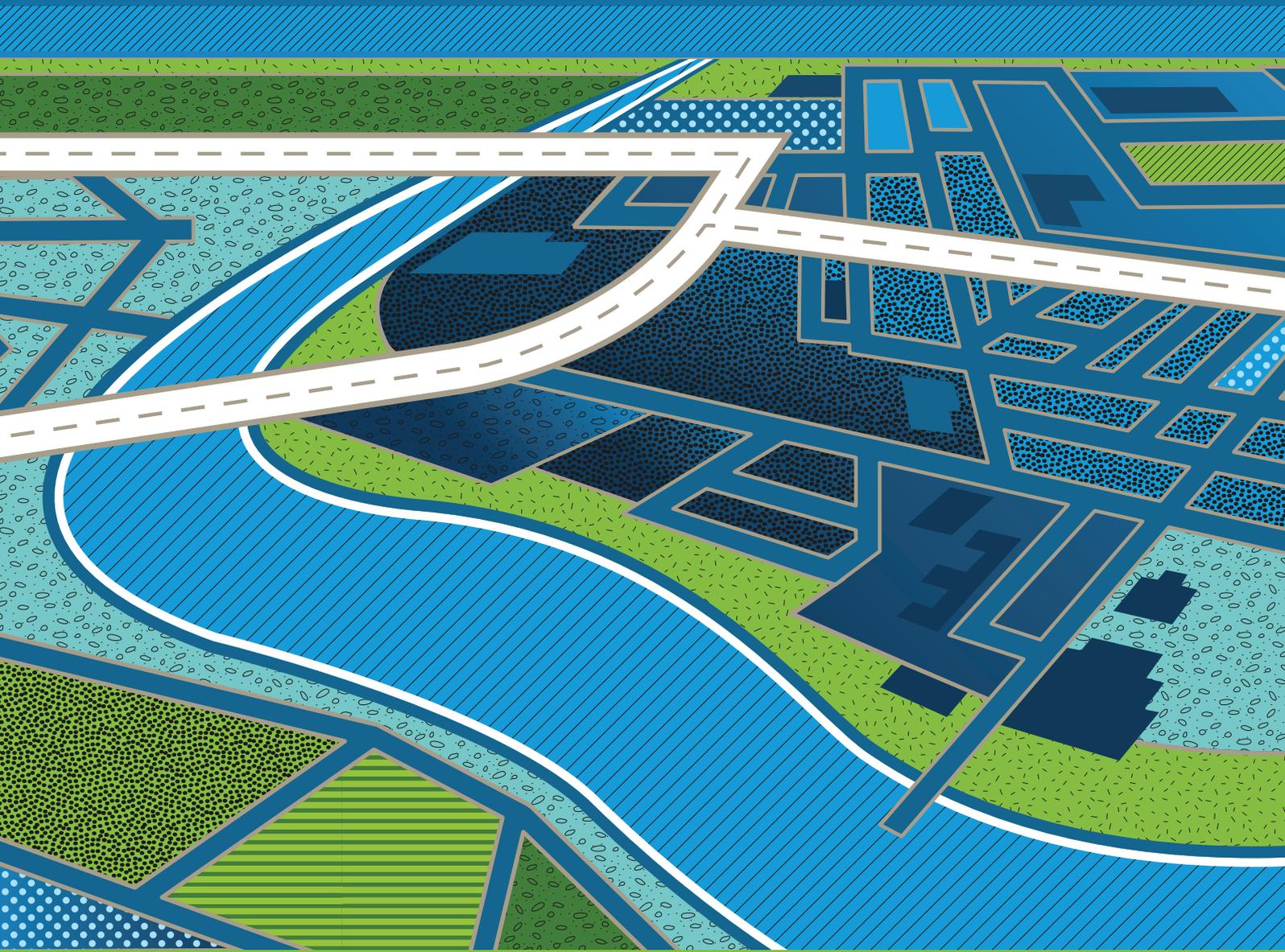


SHAPING OUR FUTURE



Mackay Region
PLANNING SCHEME

Mackay Region

PLANNING SCHEME



GREG WILLIAMSON
MAYOR



MAYOR'S MESSAGE

The proposed Mackay Region Planning Scheme is now open for further public comment. When adopted, the new planning scheme will create history in that it will be the first single planning instrument for our entire region.

It will replace three separate planning schemes based on our former local government areas - Mackay City Planning Scheme 2006, Sarina Shire Planning Scheme 2005 and Mirani Shire Plan 2007.

Our large and diverse region will be managed by a single, unified and cohesive planning framework.

Council prepared the proposed planning scheme over a number of years in consultation with the community and stakeholders. In 2013, the scheme was the focus of the largest public consultation exercise undertaken by council and extensive engagement has also been carried out since then.

This round of consultation presents proposed changes resulting from previous submissions and changed State Government policy. The proposed planning scheme promotes growth and identifies significant amounts of land for future residential, industrial and commercial development.

The new scheme will make it easier to do business with Mackay Regional Council by streamlining the application and assessment process. It is a blueprint for development, giving business and investors certainty and confidence, allowing them to "have a go".

The planning scheme also aims to protect our environment and natural resources. It ensures the location and timing of future development meets the community's infrastructure needs.

A main driver of this blueprint is to continue to achieve exceptional livability for the Mackay region.

Cr Greg Williamson
Mayor of Mackay Regional Council



A NEW FRAMEWORK SHAPING OUR FUTURE

THE MACKAY REGION IS VIBRANT, PROSPEROUS AND DIVERSE. OUR REGION OFFERS LIVEABILITY, INVESTMENT OPPORTUNITY AND A UNIQUE NATURAL ENVIRONMENT TO ENJOY FROM THE BLUE WATER PIONEER RIVER TO THE NATIONAL PARK HINTERLAND AND WITH 31 PRISTINE BEACHES AND 44 UNIQUE COMMUNITIES. OUR COMMUNITY AND ECONOMIC INFRASTRUCTURE, SUPPORTS AN ACTIVE AND CONNECTED LIFESTYLE ACROSS OUR REGION. THE ECONOMIC FOUNDATION OF OUR COMMUNITY HAS BEEN BUILT UPON SERVICING THE INDUSTRIES OF AGRICULTURE, TOURISM, MINING AND ENGINEERING.

We value our environment, community and relaxed yet vibrant way of life.

As a region, we aim to facilitate economic growth, attract further investment and deliver strategic planning that creates employment, supports diversity, protects our natural environment and

provides opportunity for all in our community.

The Mackay Region Planning Scheme balances an array of sometimes competing interests to map out a 20-year blueprint for our region's future.

It will be an evolving document

that will be continually refined, improved and updated to reflect latest information and planning circumstances.

It is anticipated that a major review of the new planning scheme will be prepared around 2027 (10 years after the commencement of this planning scheme).



SUPPORTING OUR STRONG ECONOMY

THE PLANNING SCHEME AIMS TO REINFORCE THE MACKAY REGION'S STRONG AND DIVERSE ECONOMY AND OUR ROLE AS CENTRAL QUEENSLAND'S PREMIER POPULATION CENTRE AND SERVICES HUB. OUR REGION'S ECONOMY IS DRIVEN BY MINING-RELATED SERVICE INDUSTRIES, AGRICULTURE, CONSTRUCTION, TOURISM AND A GROWING DEMAND FOR GOODS AND SERVICES.

In addition to providing for the continuation of industry at Paget and other industrial precincts, the planning scheme identifies 1200ha of land within Industry and Industry Investigation zones (an increase of more than 250ha*).

It is widely known that Mackay is one of Australia's largest sugar producing regions. However, our region also provides strong opportunities for a range of agricultural activities given our favourable climate, soil quality and access to services and transport. Productive agricultural land and

infrastructure, such as sugar mills and rail corridors, and existing intensive agricultural activities are protected by provisions that seek to prevent encroachment of incompatible development.

Similar provisions also protect the ongoing operation of existing extractive resources and key transport corridors and ports.

The planning scheme provides opportunities for tourism development in flexible urban and rural zones and our existing resorts.

Exciting developments for CQUniversity, namely its comprehensive master plan at Orolea and acquisition of facilities in the City Centre, are supported by the planning scheme.

** Compared to previous Mackay City, Sarina Shire and Mirani Shire planning schemes*



PROVIDING FOR URBAN GROWTH

Our region experienced its highest sustained economic and population growth period from 2002 to 2013. Although growth recently transitioned to more longer term averages, the region will continue to accommodate steady population growth for the foreseeable future, driven by the resilience and diversity of our established industries, new economic opportunities and our region's lifestyle and other advantages.

The proposed planning scheme adequately caters for population growth of 55,000 in new development areas and on "infill" development sites in existing neighbourhoods. The planning scheme can accommodate more than 23,000 new houses across the region's key urban areas (Mackay, Sarina, Walkerston, Marian and Mirani).

Based on current growth projections, the planning scheme provides more than 20 years of land supply for residential development. This figure will increase if opportunities for higher density development are well utilised.

It is important that growth in our region is accommodated in a sustainable way - that is, in developments that are well located, designed and sequenced to minimise costs to the community and our ratepayers and to maximise liveability outcomes for new residents. Reflecting this, the planning scheme clearly defines intended urban footprints so that new development can be located within or adjoining areas already serviced by utility and social infrastructure.

VIBRANT, DIVERSE & CONNECTED CENTRES

Our region's centres will continue to evolve into interesting, vibrant and attractive neighbourhood hubs that people are proud of and want to gather in for a variety of reasons. Centres are not intended to be just competing shopping centres or office parks. Rather, they will be the right size to serve their catchment, contain a diverse mix of land uses and be well designed and highly accessible.

Our high-order centres will ultimately provide a variety of living, employment and recreation opportunities, high-quality pedestrian environments and strong transport linkages (including public and active transport) to other centres.

The proposed planning scheme zones and accompanying provisions set out the intended network of centres:

- Principal centre - Mackay City Centre - largest and most diverse centre in the region
- Major centres - Mount Pleasant, Rural View and Sarina - large and diverse centres servicing sub-regional catchments
- District centres - North Mackay, Andergrove, West Mackay and Marian - generally includes a full sized supermarket and a range of other uses servicing surrounding suburbs
- Local centres - convenience retail and other uses servicing the surrounding local area
- Neighbourhood centres - small convenience retail and other uses servicing the immediate neighbourhood
- Specialised centres - Richmond and Ooralea - large bulky goods showrooms and hardware stores



HERITAGE AND NEIGHBOURHOOD CHARACTER

Our region boasts a large number of heritage places and our oldest neighbourhoods contain many traditional character buildings. Sensitive management of our heritage and character is imperative to maintain both our sense of history and sense of identity.

The proposed planning scheme identifies heritage places of state (36 places) and local (103 places) significance. Scheme provisions specific to heritage places will ensure that any proposed demolition or new building work and any new development on adjoining sites retain and/or respect heritage values.

The planning scheme also identifies “neighbourhood character areas” - that is, precincts exhibiting strong “timber and tin” character owing to a prevalence of traditional cottages, bungalows and Queenslander-style houses. Complete replication of traditional styles is not expected. However, new buildings, including houses, and some building extensions will be required to adopt elements of the prevailing traditional character.

Former “corner shop” buildings are also considered to make a substantial contribution to neighbourhood character. Many of these buildings are within residential zones. However, the planning scheme introduces new provisions that allow the reinstatement of certain non-residential uses without having to apply to council. This is expected to encourage retention of these important character buildings.

MANAGING NATURAL HAZARDS

Our region’s tropical climate and natural environment provide an idyllic living environment and lifestyle opportunities. The price we pay for living in a tropical paradise, however, is that we are subjected to a range of natural hazards.

The proposed planning scheme contains a variety of measures to manage the impacts of natural hazards on new development and, therefore, contribute to the resilience of our communities.

The region can experience substantial rainfall and cyclonic activity between November and May. Riverine flooding from the Pioneer River can result in significant and extensive impacts in Mackay, Walkerston, Bakers Creek and other areas.

The planning scheme draws upon detailed flood studies to:

- provide mapping identifying land affected by large uncommon flood events
- prevent development in the worst affected areas through zoning
- set appropriate floor levels and design requirements

The planning scheme also identifies areas potentially affected by storm surge, coastal erosion, landslide and bushfire. Within these areas, new development is required to be located, designed and constructed to minimise risk and not worsen impacts on adjoining and nearby sites.

Planning scheme measures seeking to avoid natural hazards or mitigate risks for new development to an acceptable or tolerable level will be refined and updated as more accurate supporting information becomes available.

HEALTHY NATURAL NATURAL ENVIRONMENT

Our region has a unique, diverse and beautiful natural environment. Our natural areas include rainforest-clad mountains, open forests, riparian environments, wetlands, a diverse and dynamic coastal zone, islands and marine environments. A key aim of the planning scheme is to ensure that our region's natural values are maintained and continue to sustain high levels of biodiversity for current and future generations.

Although several pieces of state and federal legislation regulate environmental matters (and duplication of these in the planning scheme is avoided), provisions aiming to maintain a healthy natural environment are embedded throughout the planning scheme. The following elements of the planning scheme specifically address environmental matters:

- Conservation zone - covers land with declared conservation status - national parks, state forests, conservation parks, nature/ environmental reserves, land protected land under the Nature Conservation Act 1992 and council land purchased under the Natural Environment Levy
- Biodiversity overlay - requires new development to maintain values in identified environmentally significant vegetation areas, wildlife habitat areas, natural waterways and natural wetlands
- Healthy waters code - seeks to ensure that large new developments effectively manage the quality of stormwater and wastewater discharge in order to maintain the health of our creeks, rivers and marine environments
- Open space requires management of natural assets where applicable





HOUSING DIVERSITY

THE PLANNING SCHEME PROVIDES FOR AN INCREASED RANGE OF HOUSING OPTIONS AND PRODUCTS IN OUR REGION. THE PLANNING SCHEME RESPECTS THE DESIRABILITY OF DETACHED DWELLING HOUSES ON URBAN LOTS, AND IT IS ENVISAGED THAT THIS FORM OF HOUSING WILL ACCOMMODATE A SUBSTANTIAL NUMBER OF OUR REGION'S RESIDENTS INTO THE FUTURE.



In future residential subdivisions, it is anticipated that detached dwellings will continue to account for much of the new dwelling stock. In existing neighbourhoods, the minimum lot size has increased from 300m² to 400m² in the Low Density Residential Zone to better maintain established low density character.

However, our demographics are changing and it is important that we provide a variety of housing types to suit a variety of lifestyle needs. It is also important that we limit urban sprawl into our agricultural land and environmental areas and maximise the efficiency of our infrastructure. The proposed planning scheme aims to meet these challenges by accommodating more well-designed medium and high density housing in suitable locations.

To help facilitate this:

- medium and high-density residential zone has been expanded (total area 520ha)
- multiple dwellings are now provided for in higher order centres and new mixed use zones
- minimum density requirements in strategically important areas have been set
- minimum average density requirements in new development areas are identified



THE PREPARATION PROCESS

The planning scheme is the culmination of a comprehensive preparation process which involved extensive investigations, analysis and stakeholder engagement. The planning scheme is supported by an extensive range of supporting studies, a number of which included their own engagement processes.

Given a range of matters, including a new council with a dedicated focus on getting Mackay back on track being elected earlier this year, the State Government recently advised council to go back to a previous step in the planning scheme drafting process, which required council to review previous submissions on the proposed scheme before it is officially adopted.

Council has given extensive consideration to all previous submissions received and made changes to the proposed scheme to reflect matters raised in the submissions to ensure our new planning scheme reflects the community's desires, as well as looked at matters which have changed since the scheme underwent public consultation, such as changes in planning circumstances or new information such as reflecting the State Planning Policy, and correcting drafting errors.

Detailed consideration was given to every issue raised in submissions. More than half of the issues raised either supported aspects of the draft planning scheme or prompted changes.

As a result of the changes made and the time that has lapsed since the community had the opportunity to view the proposed scheme and make submissions, council has decided to undertake additional consultation. This will enable all residents and stakeholders to view and comment on the draft planning scheme before it is finalised. The proposed scheme is available for public comment until December 12, 2016.

During the consultation period you can view the proposed scheme online or at council's customer service centres in Mackay, Mirani and Sarina, and provide comment by making a properly made submission.

For further information on the proposed scheme and how to make a submission, please visit the council web page at www.mackay.qld.gov.au/planningscheme or visit one of council's customer service centres.



A BETTER PLAN FOR OUR REGION

THE PROPOSED PLANNING SCHEME HERALDS A NEW CHAPTER IN THE REGION'S EVOLUTION AND, IN COMPARISON TO THE FORMER PLANNING SCHEMES, INCLUDES A HOST OF BENEFITS AND ADVANTAGES.

Key benefits and advantages are summarised as follows:

- **One planning scheme for the region**
A single coherent planning framework for the region with a flat and logical structure and clear provisions. This replaces an unavoidably complex and uncoordinated planning system under three separate planning schemes.
- **Contemporary**
The former planning schemes were based on supporting studies prepared up to 15 years ago. The new planning scheme complies with current legislation, uses best practice drafting techniques and is informed by contemporary supporting information.
- **Comprehensive forward planning**
The planning scheme includes a comprehensive strategic plan detailing the vision for our region over the next 20 plus years. This level of forward planning was absent from the former schemes.
- **Investigation areas**
Large areas considered potentially suitable for future development (subject to investigation, infrastructure cost and demand) have been identified for the first time at Ooralea, Richmond, Rosella and Sarina East.
- **Accommodating growth**
The planning scheme identifies land not previously identified for future residential (1,300ha), industrial (230ha) and commercial (50ha) development. Within our centres, more than 40ha of additional commercial gross floor area is now provided for. These allocations will be more than adequate to accommodate projected growth over the next 20 years.
- **Infill development and intensification -**
The amount of land identified for higher density residential development under the planning scheme has almost tripled (234ha to 620ha). Maximum building heights in Mackay City Centre and at a range of suburban locations have also increased. These bold and exciting changes are part of council's vision to facilitate a more sophisticated multi-nodal settlement pattern supported by a diverse range of housing.
- **Reduced levels of assessment -**
The planning scheme has clear provisions managing the impacts of development. However, the planning scheme also adopts a more risk tolerant approach where impacts are minimal. Reflecting this, the level of assessment for several types of development has been lowered, and in many cases a development application to council is no longer required. Examples include new uses in existing buildings in centres, houses in flood and landslide areas, multiple dwellings in centres and residential areas, child care centres and development in the Emerging community zone.
- **More responsive and flexible zones -**
The planning scheme introduces a number of new zones that are more relevant to existing conditions and / or provide more guidance / flexibility for potential development outcomes. Key examples are providing for tourism accommodation in urban areas, the Fringe commercial precinct and the Neighbourhood centre zone.



THIS STREAMLINING OF PROVISIONS WILL DELIVER CONFIDENCE AND FLEXIBILITY FOR DEVELOPERS. THE REDUCED LEVELS OF ASSESSMENT FOR SOME ZONES ARE QUANTIFIED BELOW:

ZONES: FORMER PLANNING SCHEME TO NEW PLANNING SCHEME

Zone	Reduction from impact to code	Reduction from code to self
Low density residential	11%	7%
Medium density residential (compared to urban residential)	26%	7%
Medium density residential (compared to City Centre Higher density)	20%	3%
District centre	31%	33%
Local centre	31%	37%
High impact industry	46%	0%
Emerging community zone	74%	2%
Rural zone	16%	21%

FIND OUT MORE

THE PROPOSED MACKAY REGION PLANNING SCHEME IS AVAILABLE FOR PUBLIC CONSULTATION UNTIL DECEMBER 12, 2016.

The planning scheme can be viewed online at mackay.qld.gov.au/planningscheme and at Council's Mackay, Sarina and Mirani customer service centres, and at Gordon White Library, Mount Pleasant.

Council encourages all stakeholders to view the proposed planning scheme and, if necessary, make a submission.

Submissions must be "properly made" to be considered. Under the Sustainable Planning Act 2009.

A properly made submission:

is in writing, includes the full name and address of each person making the submission is signed by each person making the submission, states the grounds of the submission and the facts and circumstances relied on in support of the grounds, is directed to Mackay Regional Council and received by council before 5pm Monday, December 12, 2016.

For enquiries about the draft Mackay Region Planning Scheme, visit council's website ([www.mackay.qld.gov.au/planning scheme](http://www.mackay.qld.gov.au/planning%20scheme)), or contact Customer Service on 1300 MACKAY (622 529) or email strategic.planning@mackay.qld.gov.au.

THE MACKAY REGION PLANNING SCHEME CAN BE VIEWED ONLINE:
WWW.MACKAY.QLD.GOV.AU/PLANNINGScheme



TO LODGE AN ONLINE ENQUIRY:

WWW.MACKAY.QLD.GOV.AU

- > SERVICES
- > ONLINE
- > PROPERTY AND DEVELOPMENT
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PHONE 1300 MACKAY (1300 622 529)

VIEW THE PLANNING SCHEME:

WWW.MACKAY.QLD.GOV.AU/PLANNINGScheme

Mackay Region

PLANNING SCHEME

DISCLAIMER

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