



## PROPOSED CHANGES IN PRECINCT 5 - BEACHSIDE

Mackay Regional Council (Council) is proposing to amend the Development Scheme for the Mackay Waterfront Priority Development Area (PDA) to ensure it remains workable, contemporary and fit-for-purpose. The purpose of this factsheet is to provide a summary of proposed changes in Precinct 5 - Beachside that form part of the PDA development scheme amendment.

### WHAT ARE THE PROPOSED CHANGES?

The key proposed changes of the amendment in Precinct 5 - Beachside:

- additional sub-precinct to further delineate areas of higher and lower development intensity - this reflects the development intent established by version 1 of the PDA development scheme.
- the development intent for sub-precincts 5A and 5B improved to be consistent with expected development identified by the preferred land uses table.
- additional preferred land uses in sub-precinct 5A: caretaker's accommodation, dwelling unit, indoor sport and recreation, and resort complex.
- removal of dwelling house and dual occupancy as preferred land uses in sub-precinct 5A.

- removal minimum setbacks for dwelling house as these are covered by the Queensland Development Code.
- simplified side and rear setbacks:
  - up to 3 storeys - 3 metres
  - 4 or more storeys - 6 metres.

### HAVE YOUR SAY?

Council invites anyone in the community to make a submission about the proposed amendment. The public notification period will run from Monday September 4, 2023 and conclude at 5pm Wednesday October 4, 2023.

The proposed amendment can be viewed at [www.mackay.qld.gov.au](http://www.mackay.qld.gov.au) (search 'PDA development scheme amendment'). Submissions can be:

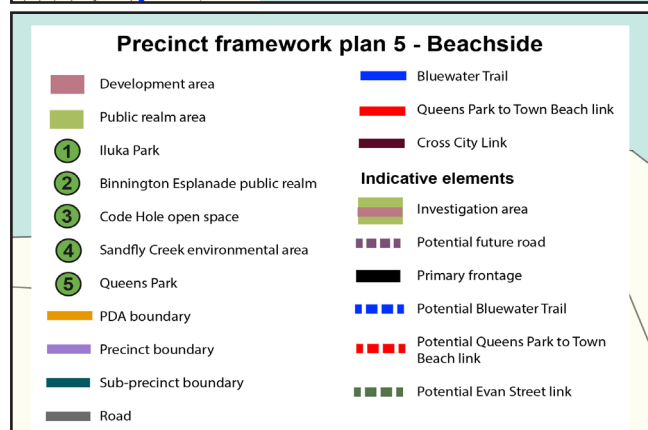
- emailed: [strategic.planning@mackay.qld.gov.au](mailto:strategic.planning@mackay.qld.gov.au)
- made online: via [www.mackay.com.au](http://www.mackay.com.au)
- posted: Mackay Regional Council, PO Box 41, Mackay QLD 4740

HAVE AN ENQUIRY ON THE PROPOSED AMENDMENT? PHONE COUNCIL ON **1300 MACKAY** (1300 622 529) OR EMAIL [STRATEGIC.PLANNING@MACKAY.QLD.GOV.AU](mailto:STRATEGIC.PLANNING@MACKAY.QLD.GOV.AU)



## SUB-PRECINCTS 5A AND 5B

The main change for Precinct is the further separation of sub-precincts to create sub-precincts 5A (Binnington Esplanade) and 5B (Beachside living). The boundary between the new sub-precincts follows the boundary between the 'up to 3 storey' and 'up to 5 storey' building height areas. Sub-precincts 5C and 5D remain unchanged.



## QUICK Q & A

Are building heights in Precinct 5 changing?	No, building heights remain unchanged.
Are there any new land use opportunities?	Yes, <i>resort complex and indoor sport and recreation</i> in Sub-precinct 5A.
Do the new sub-precincts change the development intent of this area?	No, new Sub-precincts 5A and 5B reflect existing development intent established by version 1 of PDA development scheme.
Is my zone changing?	No, land use designations remain unchanged.

The development intent for the sub-precincts 5A and 5B reflect existing development intent established by version 1 of PDA development scheme, as provided below.

### Sub-precinct 5A (Binnington Esplanade)

Sub-precinct 5A includes the 'up to 5 storey' and 'up to 8 storey' areas. The sub-precinct development intent:

- Accommodates a diverse range and mix of residential and accommodation options in varied forms.
- The greatest intensity of development occurs in the 'up to 8 storeys' area.
- Dwelling house and dual occupancy are not located in the sub-precinct.
- A range of retail, dining, tourism, and placemaking activities focus along Binnington Esplanade to support a vibrant and activated esplanade.

### Sub-precinct 5B (Beachside living)

Sub-precinct 5B includes the 'up to 3 storey' areas. The sub-precinct development intent:

- Accommodates low to medium density residential and accommodation options that further supports the activity and vibrancy along the Binnington Esplanade frontage.
- Commercial and other non-residential uses avoid locating in the sub-precinct to maintain the residential amenity of the area.