

FACILITATING
DEVELOPMENT
POLICY

INVEST MACKAY

FACILITATING DEVELOPMENT

The Mackay region has entered an exciting growth period with a significant level of investment being experienced in both our traditional and emerging sectors.

Mackay's traditional sectors, led by our globally recognised resource, engineering and agricultural industries continue to fuel our economy, while growing investment in tourism, aged care and biofutures continues to create new opportunities for the region.

Mackay's outlook remains positive with strong population growth, low unemployment and over \$40 billion worth of projects planned or under construction. Council's Facilitating Development in the Mackay Region Policy is one of the most successful in the country and Council is pleased to provide a range of incentives and support to facilitate new development in the region.

Mackay Regional Council is seeking sustainable economic growth that will generate employment, diversify our economy and value-add to existing businesses and industry.

The policy applies to targeted development, including:

- Major development within the Mackay Waterfront Priority Development Area (PDA)
- Major industry development in the Industrial Investigation Zone
- Health, aged care and retirement living
- Tourism development
- Biofutures industry development
- Community facilities





The Facilitating Development in the Mackay Region Policy outlines a number of key incentives and facilitation initiatives to encourage development in our region.

DEDICATED POINT OF CONTACT



Council's **'First Point of Contact'** officer will work with project proponents to assess project suitability, facilitate access to the relevant areas of council, calculate the economic benefits and look at support options from project inception to completion.

ACCELERATED ASSESSMENT

Council is dedicated to cutting red tape and reducing your time and holding costs by providing **accelerated assessment for development applications**.

SPECIFIC INCENTIVES



- > Delayed payment of charges
- > Development application fee refund on completion
- > Service connection fee discount
- > Concession on car parking rates in the City Centre
- > Reduction in food license and trade waste fees

REDUCED INFRASTRUCTURE CHARGES

-  Council is offering concessions on infrastructure charges of up to 100% for new development.
- 
- 

APPROVED CONCESSIONS

\$9
million +

Total
concessions

\$980
million +

Economic
output

1,900+

Construction
jobs created



Transit centre



Caravan park



Shopping centre



Retirement village



Child care centre



Gym

MACKAY

WATERFRONT PDA

The Mackay Waterfront Priority Development Area (PDA) is a game changer for the Mackay region and provides a range of development and investment opportunities.

The PDA sets the framework for the establishment of an innovation precinct, promotion of the City Centre as a key business hub and the development of active streets, places and attractions that improve the city's liveability, tourism appeal and investment attraction.

Development in the PDA will revitalise land and infrastructure within the Mackay City Centre, along the Pioneer River waterfront, through Queens Park and along the Binnington Esplanade waterfront, creating social, liveability and economic benefits for the whole region.

Mackay Regional Council is committed to the development of the Mackay Waterfront PDA by providing a range of incentives to promote and support development and boost investment confidence in this area.



INCENTIVES



- > Delayed payment and reduction in infrastructure charges up to 75% with a maximum concession value of \$2,000,000
- > Concession on residential and non-residential car parking rates
- > Assistance in obtaining exemptions for construction outside of normal hours
- > Reduction in food license and trade waste fees
- > Service connection fee discount
- > Facilitation of footpath activity
- > Façade Improvement Scheme

ELIGIBILITY



- > Development which supports the outcomes of the Mackay Waterfront PDA Development Scheme, such as short and long-term accommodation, commercial activities and other uses which promote economic and social activity
- > Development which supports the delivery of construction jobs and ongoing employment opportunities
- > No minimum capital investment

INDUSTRY

DEVELOPMENT

Mackay Regional Council recognises the strategic importance of the region's industrial sector and the significant economic benefits it delivers to the region through employment and economic output.

Mackay features a diverse industrial sector that is a world leader in mining equipment, technology and services (METS).

The Mackay-Isaac-Whitsunday region's manufacturing sector currently contributes over \$3.7 billion to the region's economy and creates over 4,700 jobs.

Council continues to invest in development that ensures future industrial areas are supported through high levels of service, including accessibility for a diverse range of industrial activities and services.

INCENTIVES

- > Delayed payment and reduction in infrastructure charges up to 50% with a maximum concession value of \$1,000,000
- > Service connection fee discount



ELIGIBILITY

- > Development which supports the delivery of construction jobs and ongoing employment opportunities
- > Applicable to land within the bounds of the Industry Investigation Zone for a broad range of appropriately defined industrial land uses including low, medium and high industrial, research and technology, service industry, transport and warehousing consistent with the Mackay Region Planning Scheme
- > Minimum capital investment of \$1,000,000*



*Where the capital investment is less than the threshold, the policy may still be applicable. For further details, visit www.investmackay.com

AGED CARE DEVELOPMENTS

With decreasing mortality rates and reducing fertility rates, the population of Australia and the Mackay region is ageing. The ageing population will create a shift in the demand for housing types, lifestyle opportunities, increased services and different infrastructure.

Mackay Regional Council recognises that with a growing and ageing population, the demand for health care services will continue to increase.

The Mackay region is perfectly positioned to support an ageing population given our lifestyle, climate and health services and Council is pleased to incentivise a range of health care, aged care and retirement developments.

INCENTIVES

- > Delayed payment and reduction in infrastructure charges up to 100% with a maximum concession value of \$1,000,000
- > Service connection fee discounts



ELIGIBILITY

- > Development which supports the delivery of construction jobs and ongoing employment opportunities
- > A broad range of health care, aged care and retirement living developments are supported, including:
 - > Community care centres
 - > Community residences
 - > Health care services
 - > Hospitals
 - > Residential care facilities
 - > Retirement facilities
- > Minimum capital investment of \$1,000,000*



TOURISM DEVELOPMENT

Tourism is a major economic and lifestyle driver for the Mackay region, which supports several industry sectors. Council is pleased to incentivise private development in tourism related businesses which encourage tourists to visit and stay in the Mackay region.

The tourism industry is a growing component of the Mackay economy. Over the twelve months from June 2018, the region attracted over 1,150,000 overnight visitors, equating to an estimated expenditure of over \$585 million.

Mackay Regional Council is committed to promoting development in urban and rural areas which will support increased tourism to the region, diversify the use of rural properties for new business opportunities and enhance the reputation of the Mackay region as a tourist destination.

INCENTIVES



- > Delayed payment and reduction in infrastructure charges up to 100% with a maximum concession value of \$1,000,000
- > Reduction in food license and trade waste fees
- > Service connection fee discount

ELIGIBILITY



- > Development which supports the delivery of construction jobs, ongoing employment opportunities and Mackay's reputation as a tourist destination
- > Applicable to land in urban areas and rural areas consistent with the Mackay Region Planning Scheme
- > The Schedule supports a broad range of tourism activities, which will be assessed on a case-by-case basis. Examples include:
 - > Tourist parks
 - > Environmental facilities
 - > Nature-based tourism
 - > Resort complexes
- > No minimum capital investment

BIOFUTURES

INDUSTRY

The biofutures industry provides a major opportunity for diversification of the regional economy through the creation of significant jobs and economic output.

The biofutures sector encompasses a spectrum of innovative scientific and industrial technologies designed to convert sustainable feedstock or waste into a diverse range of bioproducts.

Given our access to feedstock, climate and established involvement in the sector the Mackay region is well positioned to capitalise on this growing global market.

Mackay Regional Council seeks to attract development that supports domestic and international investment, research and commercialisation of products in the biofutures industry.

INCENTIVES

- > Delayed payment and reduction in infrastructure charges up to 50% with a maximum concession value of \$1,000,000
- > Service connection fee discount



ELIGIBILITY

- > Development which supports the delivery of construction jobs and ongoing employment
- > Applicable to acceptable uses within appropriately zoned land suitable for bio-industry uses consistent with the Mackay Region Planning Scheme
- > Minimum capital investment of \$1,000,000*



COMMUNITY

FACILITIES

Community facilities provide a range of opportunities and benefits to support local communities and improve the liveability of our region.

Council's support for community facilities ensures that the Mackay community has access to modern social, recreational and educational facilities. The Policy seeks to support a broad range of uses to facilitate ongoing private investment across these sectors.

Mackay Regional Council is pleased to provide incentives for applications that propose new and expanded community facilities which increase availability of services to our community and create employment opportunities.

INCENTIVES

- > Delayed payment and reduction in infrastructure charges up to 100% with a maximum concession value of \$1,000,000
- > Service connection fee discount



ELIGIBILITY

- > Development which supports the delivery of construction jobs and ongoing employment
- > Applicable to appropriately zoned land and land uses such as outdoor sport and recreation, child care centres, clubs, community uses and places of worship consistent with the Mackay Region Planning Scheme
- > Minimum capital investment of \$100,000*



*Where the capital investment is less than the threshold, the policy may still be applicable. For further details, visit www.investmackay.com

APPLICATION PROCESS

Engage with Mackay Regional Council's Economic Development Team to discuss eligibility requirements. Contact us by emailing business@mackay.qld.gov.au or calling 1300 MACKAY (622 529).

Stage 1

Submit an Expression of Interest (EOI) to provide general information about the applicant, requested incentives and eligibility.

EOI Assessment - Following assessment of the EOI, Council will provide written notice to the applicant advising them of the outcome.

Stage 2

Within 12 months of receiving a Stage 1 notice submit an application to demonstrate that the development provides sufficient economic benefit and will meet the relevant eligibility criteria.

Formal Assessment - Stage 2 applications are assessed and considered by Council at a Council meeting.

For further details on Council's Facilitating Development in the Mackay Region Policy, visit www.investmackay.com

Details are correct at time of printing and the right to rectify errors is reserved.

MACKAY AT A GLANCE



FROM STRENGTH TO STRENGTH



TOURISM GROWTH

4 years of consistent growth in visitation and expenditure



HOUSING

1.7% rental vacancy rate - lowest levels since 2012



DEVELOPMENT ACTIVITY

Over \$2 billion in regional development activity



UNEMPLOYMENT

3.9% in December 2018 (below Queensland average)



JOBS

Over 2 consecutive years of strong employment growth - current work force is the highest ever

TOP CONTRIBUTORS TO OUR ECONOMY



MANUFACTURING - \$2.4 Billion



MINING - \$1.9 Billion



CONSTRUCTION - \$1.81 Billion



REAL ESTATE - \$1.5 Billion



LOGISTICS - \$1.1 Billion

ENVIABLE LIFESTYLE



ACCESS TO 74 GBR ISLANDS



BEACHES



FISHING HAVEN



RAINFOREST



VIBRANT CITY CENTRE



To download an electronic copy of
this document please visit:
www.investmackay.com

**TO DISCUSS ELIGIBILITY FOR
INCENTIVES CONTACT:**

Mackay Regional Council
Economic Development Team
1300 MACKAY (622 529)
business@mackay.qld.gov.au