



# FACTSHEET 1 OVERVIEW OF PROPOSED CHANGES IN MAJOR AMENDMENT 2 AND PSP AMENDMENT 4

## MACKAY REGION PLANNING SCHEME 2017

The Mackay Region Planning Scheme (planning scheme) is the primary instrument for managing development in our local government area. The planning scheme:

- outlines a 20 year vision for the region
- identifies zones, local plans and overlays over land
- defines various forms of development
- determines the level of assessment for each type of development; and
- sets requirements for the assessment of development

## PROPOSED AMENDMENTS

Mackay Regional Council (council) is proposing changes to a broad range of planning scheme provisions, through proposed major amendment 2 (proposed major amendment) and PSP amendment 4 (proposed PSP amendment), to ensure the region continues to prosper and the planning scheme remains effective and contemporary. Amendments to the planning scheme will ensure planning decisions continue to reflect principles and standards developed with community input.

## PUBLIC CONSULTATION DETAILS

The consultation period for the proposed amendments commences on **Wednesday 7 April 2021** and closes at 5pm **Friday 21 May 2021**.

During the public consultation period, the proposed amendments will be available for viewing on council's website. Anyone can make a submission within the consultation period about any aspect of the proposed amendments.

To be a properly made submission, a submission must:

- be in writing
- include the full name and address of each person making the submission
- be signed by each person making the submission
- state the grounds of the submission and the facts and circumstances relied on in support of the grounds
- be directed to Mackay Regional Council
- be received before or on Friday, 21 May 2021.

Submissions can be lodged in person, by post, email ([strategic.planning@mackay.qld.gov.au](mailto:strategic.planning@mackay.qld.gov.au)) or Connecting Mackay. See MRC website for more details.

### WHAT ARE THE PROPOSED CHANGES?

#### **Proposed major amendment 2**

The purpose and general effect of the proposed major amendment is to improve the legibility and workability of provisions, correct errors, and to facilitate new development opportunities.

Key elements of the proposed amendment include:

#### ► **Improve the planning scheme's integration with State Planning Policy**

- updating the Bushfire hazards overlay code to align with state interest guidance material relating to bushfire
- including additional statements in the Strategic framework relating to the state interests for planning for Aboriginal and Torres Strait Islander People, aquaculture, tourism, and economic development
- including 2 new high impact activity buffers and associated provisions for the Palmyra motor sports precinct and Mackay showground to ensure development for sensitive uses avoids to the greatest extent practicable, then manages or mitigates residential amenity impacts
- improving provisions in the Agricultural land overlay code and Reconfiguring a lot code relating to protecting the utility and agricultural productivity of land when reconfiguring a lot

#### ► **Improve the legibility and workability of assessment triggers, overall outcomes and development requirements to provide greater certainty**

- recalibrating assessment triggers in Part 5 to:
  - + remove of redundant or repeated requirements
  - + clarify assessment triggers for operational work
  - + increase accepted development triggers for interchangeable uses (for example, industry activities and dwelling unit)

- + separation of the overlay tables of assessment into individual tables and rationalisation of triggers
- + apply code assessment to community residence where development does not comply with the accepted development criteria in the Planning Regulation
- + new trigger in the local plan tables of assessment to call up each of the local plan codes in assessable development where applicable
- improving integration between the planning scheme and PDA development scheme through references and removing redundant provisions
- in the Mackay city centre local plan:
  - + clarifying (in a footnote) that outdoor rooftop activities can sit above the nominated building height
  - + applying the standard commercial parking rate of 1 space per 50m<sup>2</sup> to indoor sport and recreation
  - + applying the multiple dwelling parking rate to dwelling unit
- rationalising provisions within the Intensive rural activities code to better align with ERA thresholds for intensive animal activities

#### ► **Facilitate new development opportunities, like emerging industries, to ensure the region remains competitive**

- facilitating rural tourism activities like farm stays, farm based tourism, food tourism, and adventure tourism in the Rural zone code
- facilitating brewing, distilling alcohol and coffee roasting in the Principal centre zone, Major centre zone, industrial zones and Rural zone (where related to an agricultural use)
- introducing new industry thresholds to facilitate a wider range of industry activities

### ► Changes to the zoning and overlay mapping affecting certain properties

- zone changes on certain properties to correct zoning errors
- zone changes on certain properties to reflect constructed development – for example, in a new residential estate
- changes to the bushfire hazard overlay to remove mapped areas in urban zones where the hazard no longer exists due to constructed development

### **Proposed PSP amendment 4**

The purpose and general effect of the proposed PSP amendment 4 (Bushfire) is to:

- explain concepts and terminology related to bushfire requirements in the planning scheme; and
- support changes to bushfire provisions in the planning scheme under proposed under Major Amendment 2.

The proposed PSP amendment 4 includes proposed changes to PSP – bushfire, which is related to proposed changes to the Bushfire hazard overlay code under the proposed major amendment 2.

## Stay up to date!

To stay informed about the planning scheme, including proposed amendments, and to receive other council planning and development updates, register to receive council's Mackay Planning News.

Register at [www.mackay.qld.gov.au/about\\_council/news\\_and\\_media/newsletters](http://www.mackay.qld.gov.au/about_council/news_and_media/newsletters)

## MAKE AN ENQUIRY

Anyone in the community can make an enquiry to the Strategic Planning program through the following contact methods:

- Phone: 1300 622 529
- Email: [strategic.planning@mackay.qld.gov.au](mailto:strategic.planning@mackay.qld.gov.au)
- In person: Front counter enquiry or make a 15 minute appointment with a planner at the Mackay Customer Service Centre, Gordon Street Mackay

## FURTHER INFORMATION ON THE PROPOSED AMENDMENT

The following consultation documents are available to view online or download at council's website or Connecting Mackay:

- A full list of the proposed amendments in the Schedule of Amendments
- A copy of the proposed major amendment, containing track-changes, in the various sections of the planning scheme

For more information phone council on **1300 MACKAY** (1300 622 529) or visit the website [mackay.qld.gov.au](http://mackay.qld.gov.au)