



FACTSHEET 3

PROPOSED HIGH IMPACT ACTIVITY BUFFERS AROUND PALMYRA MOTOR SPORTS PRECINCT AND MACKAY SHOWGROUND

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) or Connecting Mackay. See MRC website for more details.

WHAT IS A HIGH IMPACT ACTIVITY BUFFER?

A *high impact activity* is an activity that can potentially generate significant impacts to the amenity of a sensitive land use (for example, a residential or community use) in relation to noise, vibration, odour, dust, or light. These activities can involve industrial activities (like high impact industry in Paget, sugar mills, etc), abattoirs, wastewater treatment facilities, or major entertainment / sporting activities.

To address these issues and minimise potential conflicts between high impact activities and sensitive land uses, the planning scheme applies buffers around high impacting activities, which range in size depending on the type and severity of potential impacts.

The purpose of applying these buffers is to ensure:

- new development for a sensitive land use, including extensions, avoids locating within the influence of the high impact activity in the first instance, and then mitigates and minimises the potential impacts through appropriate design; and
- the operation of a high impact activity is not compromised by the location of sensitive land uses

Where a property is mapped within an identified high impact activity (HIA) buffer, certain types of development, mainly involving a sensitive land use, are triggered for assessment against the Extractive resources and high impact activities overlay code in Part 8. The overlay code contains siting and design requirements for the development.

Where a property within a high impact activity buffer has an existing sensitive land use (for example, a dwelling house), the use does not need to retrospectively apply the requirements of the overlay code.

WHAT ARE THE PROPOSED CHANGES?

Two new HIA buffers and associated provisions are proposed under the major amendment: Palmyra motor sports precinct and Mackay showground. The proposed amendment will ensure that new development for sensitive land uses within proximity to these activities consider how the potential impacts can be minimised.



► Palmyra motor sports precinct HIA buffer

The proposed Palmyra motor sports precinct HIA buffer extends for 1 kilometre from the motor sports sites.



Figure 1: Proposed Palmyra motor sports precinct HIA buffer

► Proposed Mackay showground HIA buffer

The extent of the Mackay showground HIA buffer is to focus on the properties most exposed to potential noise output, which are adjacent to the showground, to manage the immediate impact to residential amenity rather than a broader application across the Mackay city centre.

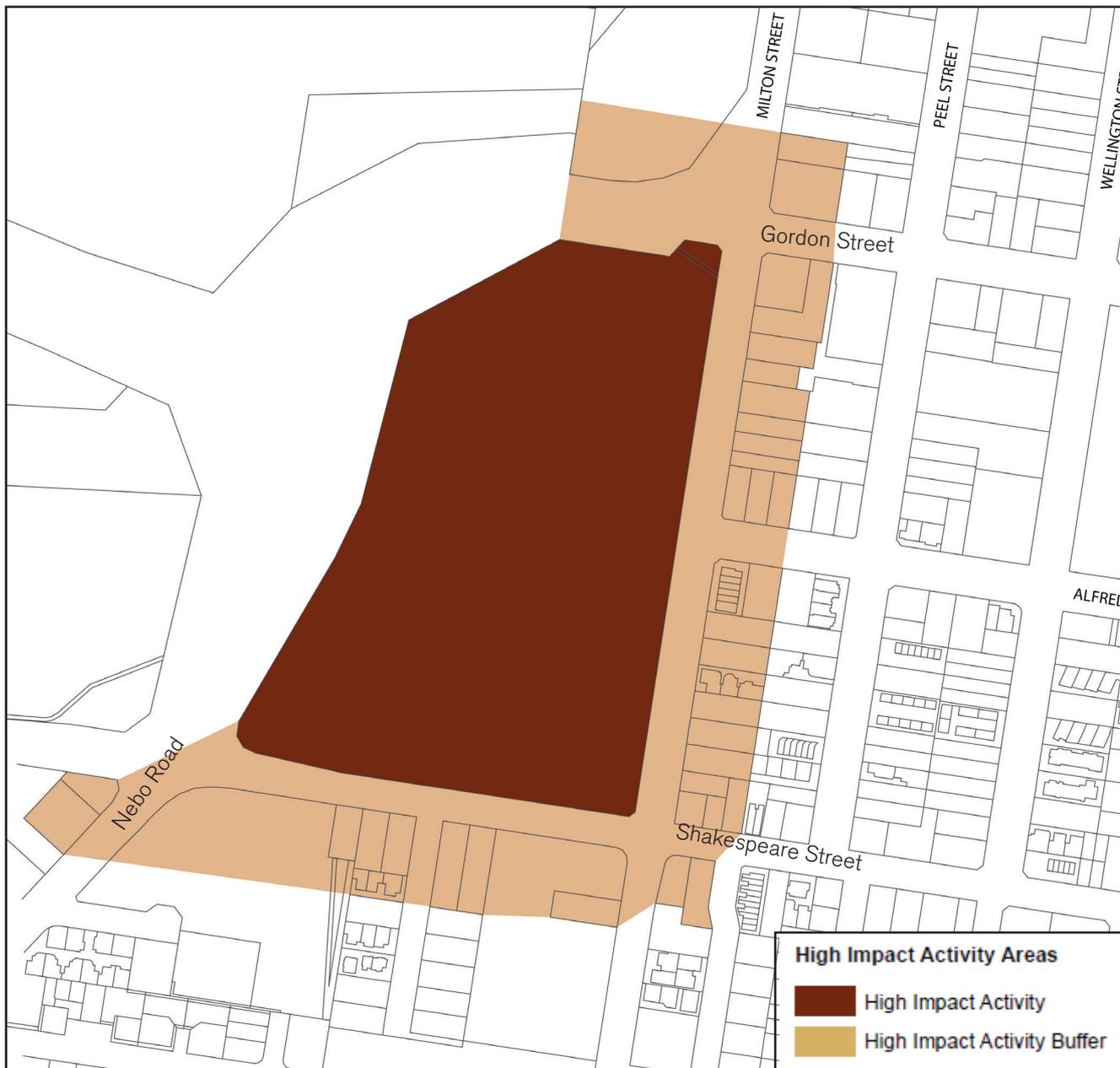


Figure 2: Proposed Mackay showground HIA buffer

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
- 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

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

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

