

Introduction

Mackay Regional Council initiated an Enquiry-by-Design (EbD) workshop in response to pressures for growth in development in Marian and Mirani.

These towns were part of the former Mirani Shire Council. Mirani Shire, Sarina Shire and Mackay City Council's have been amalgamated to form Mackay Regional Council.

As part of the incorporation of these new areas into the new planning regime, Mackay Regional Council convened a two day workshop to explore the future of the townships.

The focus of the workshop generally involved the urban areas of Mirani and Marian, including those areas zoned for urban expansion.

The aims of the EbD were to determine:

- What, if any growth, should be encouraged;
- Should the growth be in one or both towns; and
- The sustainable provision of infrastructure.

Purpose

The purpose of the EbD workshop was to investigate a range of design and planning options that provide alternative ways to accommodate the growth that both townships are currently experiencing. The workshop examined a number of themes and options for each township as well as considering the regional perspective of how the townships relate to each other and the broader Mackay urban framework.

The EbD workshop brought together Councillors, Council staff, and representatives of a selected group of State Agencies in a collaborative environment to exchange ideas and to establish principles and guidelines for development. Deicke Richards acted in the capacity of both facilitator and design leader for the 2 day event (12 & 13 November 2009).

The workshop led participants through a structured design process starting at the regional perspective (the big picture), then looking at the individual towns and examining key development sites and interventions.

What is an EbD

The Enquiry by Design workshop process is a collaborative and inclusive design process. An EbD workshop takes selected key stakeholders, including government officers, through a range of facilitated activities aimed at building an understanding of the issues surrounding a site and generating innovative possibilities for the site.

These activities may include:

- Collaborative examination of opportunities and constraints;
- Identification of vision and draft key principles;
- Overlaying a series of key objectives for each of the Consultant Team's professional disciplines;
- Identifying a range of sustainable development scenarios for the site and testing these through EbD to ensure they deliver integrated solutions;
- Identification of a preferred option and possible sequencing strategies;
- Identification of key catalyst sites, projects and tenants;
- Identification of key infrastructure requirements and timings; and
- Identification of actions and strategies to deliver master plan outcomes.

EbD workshops are usually conducted over 2-3 days depending on the range and complexity of issues involved and number of stakeholders.

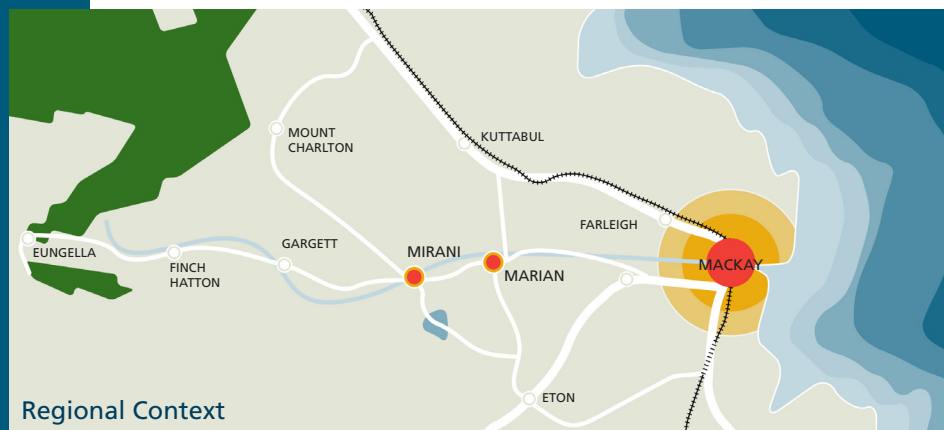


Towards a Local Area Plan for

Marian & Mirani

Marian & Mirani Enquiry-by-Design: Workshop Outcomes Summary

Public Consultation: 12 May - 25 June 2010



want more?
Mackay Regional Council
Call 1300 MACKAY

The Valley is seen to commence on the outskirts of Marian near Melba House. This is the location where the Pioneer River ‘touches’ the Mackay-Eungella Road and is visible for the first time. This is also where the flat coastal plains begin to give way to the mountainous hinterland. Each of the settlements in the Pioneer Valley have distinctive attributes for recreation and activities.

This new development is popular for a number of factors. Land is flat and zoned for residential development. It is close to Mackay and strategically located on a north-south route that provides direct access south to the mines. It is also relatively cheap to develop (compared to other parts of Mackay).

[illegible]

Marian

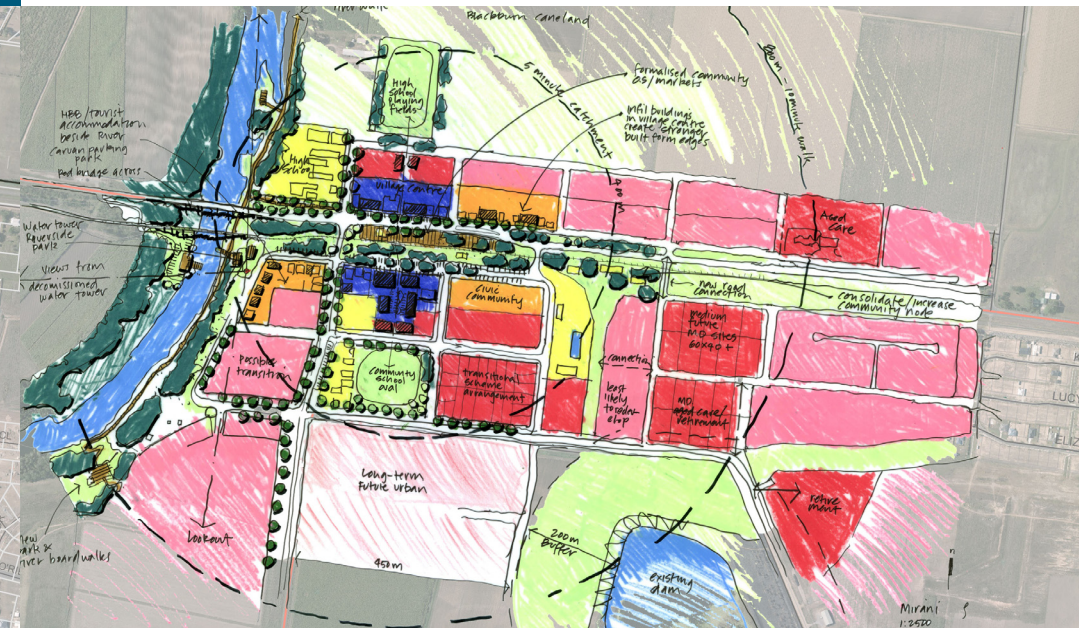


Marian is a Mill town. The Mill which straddles the main movement path through the town - Anzac Avenue - physically dominates the towns western edge. It is both a cultural artefact of the Pioneer Valley and an economic resource that deserves recognition and special attention in the future planning direction of the town.

A large parcel of land at Nabilla fronting Anzac Avenue and adjoining the proposed DTMR extension of the Marian Hampden Road, has the potential to be developed as the commercial heart of Marian. Located centrally within Marian this land is strategically positioned to establish a commercial and community focus for the town.

The preferred option explored catering for new development through consolidation of residential development around a new commercial centre. The new centre forms the heart of Marian with an ability to provide for the retail needs of both Marian and Mirani. This option looks at focusing both low density and low/medium density (small lots and townhouses) development around the centre allowing a more compact form of development around a central core.

Mirani



The Mirani township was the major centre and civic hub of the former Mirani Shire and still contains a range of community and other services that serve a broad catchment that includes much of the hinterland area of the Pioneer Valley.

An elegant orthogonal grid underlies the town structure with the rail line running along the main street. Its uniqueness is an element that could be capitalised on for tourism and community identity. The network of streets provides excellent connectivity for both vehicles and pedestrians. This layout lends itself to a more compact form of development with any extensions 'bolting on' to the existing network expanding the grided system.

Encouraging an increase in the intensity of built form within the town centre/central block will help provide greater focus and sense of 'centre' for Mirani. Redevelopment of the former Mirani Shire Council site will allow for additional mixed use, with a small component of additional convenience retail. Importantly this redevelopment can provide a landmark which currently is lacking for Mirani. Increasing this 'sense of place' will help attract and capture tourism traffic headed for Eungella.

