

## How the PIP will improve the Mackay Region

- It details an infrastructure plan for the whole community and visitors;
- It identifies our future infrastructure needs;
- It provides a clear, transparent and certain basis for the calculation of infrastructure charges applicable to new development;
- It ensures that new development pays its fair share of the cost of providing infrastructure;
- It will enable services and facilities to be provided more efficiently and cost effectively;
- It will enable current and future Mackay region residents' lifestyle to be supported by infrastructure and will help to manage our region's growth in a sustainable way;
- It provides the framework for ongoing development, which in turn encourages investment.



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## A Guide to Priority Infrastructure Plans in the Mackay Region



## Infrastructure planning is important

Mackay is one of Australia's fastest growing regions and predicted to be the fastest growth region in Queensland.

Infrastructure planning will enable Mackay Regional Council to manage the demands of population growth while continuing to preserve the natural environment.

Effective planning is vital as it can significantly reduce infrastructure costs to the community as a whole.

## Purpose of the Priority Infrastructure Plan

The purpose of the Priority Infrastructure Plan (PIP) is to define the scale, type, timing and location of growth in the Mackay region in order to plan future trunk infrastructure and to determine the charges required to fund it in a timely fashion.

The PIP will also:

- integrate and coordinate land use planning and infrastructure planning;
- ensure that trunk infrastructure is planned and provided in an efficient and orderly manner; and
- establish an infrastructure funding framework that is equitable and accountable.

## Benefits of the PIP

- It details an infrastructure plan for the whole community
- It identifies the future infrastructure needs of our city
- It provides a clear, transparent and certain basis for the calculation of infrastructure charges applicable to new development



- It ensures that new development pays its fair share of the cost of providing infrastructure.

## Mackay Region - Priority Infrastructure Area

The Priority Infrastructure Area (PIA) is a defined area of the region that will enable sustainable development and encourage urban growth in areas where adequate infrastructure currently exists or can be provided efficiently. A charging regime covering infrastructure including water supply, wastewater, stormwater, transport and parks will be applied consistently across those areas of the region that fall within the defined PIA. The PIA will include existing and future areas identified for future development.

## Legislative requirements

The Queensland State Government requires high growth councils such as Mackay to have a PIP in order to plan for and fund trunk infrastructure to provide water supply, wastewater, stormwater

drainage, transport and recreational facilities.

Under the Sustainable Planning Act 2009 Developers are required to pay contributions towards the capital cost of the provision of trunk infrastructure network costs to meet the demand placed on the network by the development. This also ensures that there is a fair and equitable distribution of costs between developers and rate payers.

Council is required to submit the PIP to the Queensland Department of Infrastructure and Planning (DIP) and subsequently the Queensland Competition Authority for review. After the review period by the State Government the document will be made public. Full public consultation will occur during this period and it is estimated that the Mackay PIP will be adopted during 2011.

## Council's Priority Infrastructure Plan

Mackay Regional Council is preparing three Priority Infrastructure Plans (PIPs) in accordance with Queensland State Government legislative requirements, and will identify where growth is expected to occur and the nature and scale of projected growth. The three PIPs are being developed for the Mackay, Mirani and Sarina Planning Schemes. The reason for developing three PIPs instead of just one is that a PIP must be linked to a specific planning scheme.