

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.

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 Sarina & coastal communities are currently experiencing. The workshop examined a number of themes and options for Sarina and coastal communities as well as considering the regional perspective of how the townships relate to each other and the broader Mackay region 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 (7 & 8 December 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.

Introduction

Mackay Regional Council initiated this Enquiry by Design (EbD) Workshop in response to development and growth pressures in both Sarina and the surrounding coastal communities of Sarina Beach, Campwin Beach and Grasstree Beach.

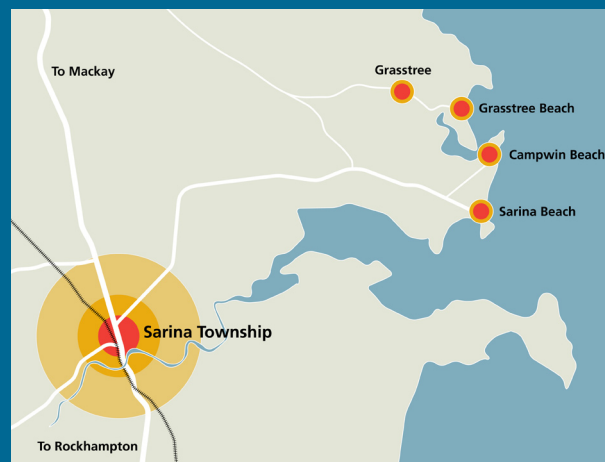
Both the town of Sarina and the coastal communities were part of the former Sarina Shire Council. Sarina Shire Council has been amalgamated to form Mackay Regional Council.

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 these areas.

The focus of the workshop generally involved the structure of urban areas surrounding Sarina and the nature of any development potential in the beachside areas.

The aims of the EbD were to determine:

- What, if any growth, should be encouraged and accommodated particularly in the coastal communities?
- How should growth be structured?; and
- The sustainable provision of trunk infrastructure to facilitate urban growth.



Regional Context



Towards a Local Area Plan for

Sarina

Sarina and coastal communities Enquiry-by-Design:
Workshop Outcomes Summary

Public Consultation: 30 June - 13 August 2010

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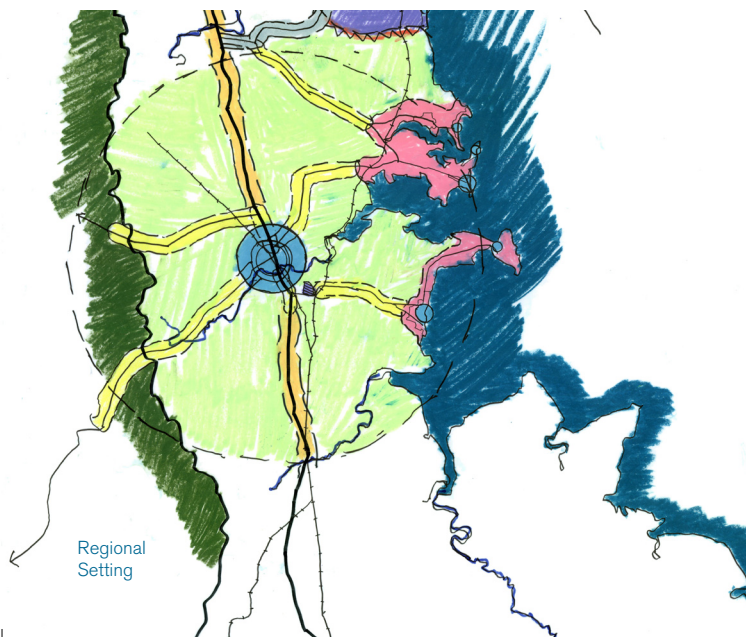
Regional Perspective

Sarina is situated in an attractive geographical area where the flatter cane lands that characterise many areas to the north around Mackay, give way to more undulating and hilly topography. There are distinctive natural boundaries, which help define the setting of the town. Sarina is bordered on the south by a winding Plane Creek and to the west and further south by steep, treed hills. To the east, a vegetated hill and a lowland green corridor beyond, frame Sarina. To the north stretching back towards Mackay are extensive canefields. The Plane Creek Mill visually anchors the southern edge of the town.

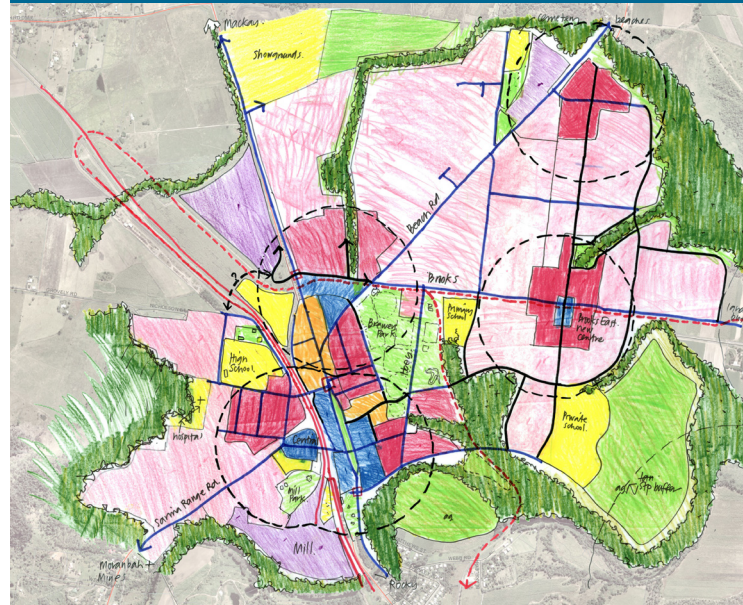
The undulating topography encourages a broader range of rural land uses from sugar cane, to cattle, to fruit trees. These all occupy the flatter areas and lower slopes leaving well vegetated ridgelines which help to define local catchments.

This mosaic of rural land uses extend all the way to the coastal communities where again the topography physically defines each of the coastal communities as a series of residential pockets on headlands separated by creeks, inlets and vegetated slopes and ridgelines.

Sarina is one of only 2 sub regional centres in the region identified in the WHAM Regional Plan (Proserpine being the other). In this regard, it is a major service centre providing a range of employment, retail, community and recreational services for the broader locality. This includes the nearby coastal communities such as Sarina Beach, Campwin Beach and Grasstree Beach.



Sarina



Sarina Centre Redevelopment Option

The EbD explored interventions within the town itself as well, as exploring the future footprint of the town.

Within the town the redevelopment of the Primary School site is a key long term proposal. It allows for significant mixed uses within the site and fronting onto the main street. Importantly, it would also provide for vital secondary/off-main street connections and car parking/servicing.

The redevelopment of this property is critical in encouraging current service uses (motor vehicle repair etc) to relocate from the main street to other industrial land in the short to medium term. Shifting these uses over time is important to ensure the vibrancy of the main street.

The EbD also investigated how the rural residential areas may incrementally develop with the larger single ownership land holding south of Brooks Road.

The centre redevelopment option shows the possible structure of the expansion areas showing the relationship of centres and neighbourhoods in the broader township setting. It also highlights the major road network interventions that are required.

Coastal Communities

The Coastal Communities are particularly scenic due to the nature of the topography, vegetation and form of the coastline which creates multiple headlands and inlets. Typically, these headlands are developed for residential uses as they are generally elevated and offer extensive views. The vegetation and land form create isolated pockets of development with well defined edges.

It is difficult to envisage any substantial new growth or redevelopment of these communities beyond small infill developments without reticulated sewer provided to these communities.

There is limited scope for expansion of the residential area at Sarina Beach. Part of the charm of the beach communities is their compact village feel. Therefore expansion of residential development along the Sarina Coast Road, or in any areas adjoining the current residential areas, should be discouraged where they do not contribute to the compactness and character of the community.

Campwin Beach will continue to remain an exclusively residential enclave surrounded by water, wetlands and vegetation.

Like Campwin Beach, Grasstree Beach has been developed almost exclusively for single detached dwellings. The entry point where the local convenience store is located does however lend itself to be developed as community focal point. Further development at Grasstree Beach is likely to be infill development of individual lots.

