



USER GUIDE #15 - MACKAY CITY CENTRE

This user guide provides information on how the *Mackay Region Planning Scheme 2017* applies to development located within the Mackay City Centre. This user guide provides information on the purpose of the Mackay City Centre Local Plan, and what types of development are supported within this area.

MACKAY REGION PLANNING SCHEME 2017

The 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 and overlays over land
- defines various forms of development
- determines the level of assessment for each type of development
- sets codes for the assessment of development

Upon coming into effect on 24 July 2017, the planning scheme replaced three previous planning schemes based on the former Mackay City, Sarina Shire and Mirani Shire local government areas.

APPLICABLE ZONES

The Principal centre zone covers a large number of properties in the city centre. Other predominant zones applying to the city centre area include the Mixed use zone, Low impact industry zone and Medium density residential zone.

MACKAY CITY CENTRE LOCAL PLAN

The Mackay City Centre Local Plan sets out more 'fine-grained' locality-specific provisions. The local plan's purpose is to strengthen:

- a. the role and function of the City Centre as the principal centre for the Mackay Isaac Whitsunday region by, accommodating the largest and most diverse mix of activities including major retail, commercial, business, accommodation and entertainment.
- b. Victoria Street as the traditional "main street".
- c. the City Centre's relationship with the Pioneer River.
- d. a character-rich City Centre that is accessible, liveable, attractive and safe.



HOW DOES THE MACKAY CITY CENTRE LOCAL PLAN WORK?

The Mackay City Centre local plan includes a code that applies to Accepted development subject to requirements and Assessable development located within the Mackay City Centre local plan area.

The code seeks to achieve five overall outcomes:

1. Uses and activities

- The City Centre is separated into 5 precincts, each with a specific mix of uses and activities.

2. Movement, access and car parking

- Achieves high level of connectivity for all modes of transport by providing a safe and attractive network of pedestrian walkways, bicycle facilities, and public transport
- Maintains the existing laneway network and encourages development to include new laneways.
- Ensures development provides adequate off-street parking.

3. Key linkages, activity and amenity nodes

- Providing high quality pedestrian linkages between key activity areas. Connecting the city's nodes of activity/amenity with safe, convenient, vibrant (active frontages) and comfortable (shaded and weather protected) pedestrian linkages.

4. Built form – building height

- Building heights allows development to reflect and reinforce the prominence of the City Centre as the key activity centre of a major regional city in northern Australia.

5. Building and public realm design

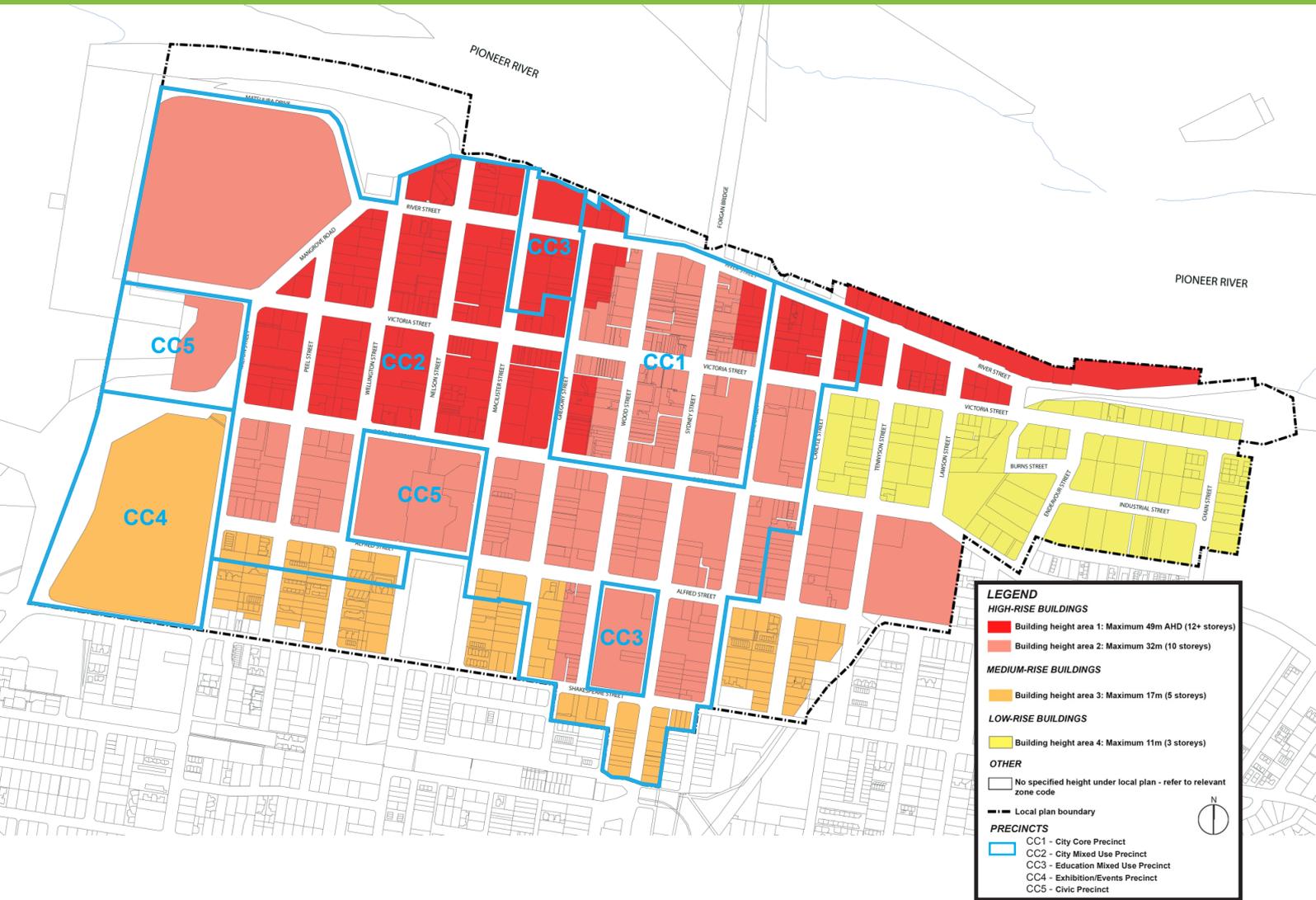
- The City Centre is characterised by high quality urban design outcomes that complement and visually integrate with adjoining and nearby development, and contributes towards a safe, attractive, connected tropical city.

Further supporting information for the Mackay City Centre local plan can be found in the Mackay City Centre Strategy and urban design principles.

WHAT TYPES OF DEVELOPMENT ARE FACILITATED IN THE MACKAY CITY CENTRE?

The five precincts within the City Centre specify the types of development that are encouraged:

- City core precinct (CC1)* – provides the broadest mix of commercial, business/administrative, community, high density residential and short-term accommodation activities. This precinct is a major area for commercial business, retail, entertainment, hotel and restaurant/café/bar uses.
- City mixed use precinct (CC2)* – accommodates high density residential, commercial and short-term accommodation activities. High density residential will support City Centre employment and services and help to strengthen the relationship with the Pioneer River.
- Education mixed use precinct (CC3)* – accommodates the existing Central Queensland University city campus and Saint Patrick's College, including complimentary activities.



BUILDING HEIGHTS

There are four building height areas within the Mackay City Centre local plan area:

- iv. *Exhibition / events precinct (CC4)* – accommodates large scale regional exhibitions, events and sports within the Mackay showground. Strengthens relationship between the City Centre and the Mackay showground through built form and streetscape/linkage outcomes
- v. *Civic Precinct (CC5)* – accommodates civic administrative and community activities including the Council Administration building, Artspace regional art gallery, Senior Citizens Hall, Mackay Entertainment and Convention Centre, Jubilee Park and the Memorial pool. Development complements and visually integrates with the surrounding built environment and respects memorial significance of Jubilee Park.

1. Building height area 1 (red) allows for high rise buildings up to a maximum height of 49m AHD (12+ storeys).
2. Building height area 2 (cream/pink) allows for high rise buildings up to a maximum height of 32m (10 storeys).
3. Building height area 3 (orange) allows for medium rise buildings up to a maximum height of 17m (5 storeys).
4. Building height area 4 (yellow) allows for buildings up to a maximum height of 11m (3 storeys).



DO I NEED TO SUBMIT AN APPLICATION?

The type of land use, the planning scheme zone/s, applicable use codes, the Mackay City Centre local plan code and any overlay/s over your site determine whether a material change of use (MCU) application to Council is required.

Categories of development and relevant requirements are summarised as follows:

- Accepted development - no planning scheme codes or provisions apply, no MCU application to Council required.
- Accepted development subject to requirements - the Accepted development provisions of the relevant code will apply. If these are met, no MCU application to Council is required.
- If the land use is code assessable under the planning scheme, the requirements from the Mackay City Centre local plan code as well as the relevant zone code, General development requirements code and any relevant overlay codes apply. A MCU application to council is required. Public notification not required.
- If the land use becomes code assessable due to a non-compliance with one or more requirements for accepted development, it will be assessed against only the matters of non-compliance.
- If the land use is impact assessable, a MCU application including public notification is required. It will be assessed against the entire planning scheme, including all relevant codes and provisions. The circumstances of the site and proposal will also be taken into consideration.

OTHER RELEVANT USER GUIDES:

General

- #1 Using the planning scheme
- #2 What is my zone and other planning scheme designations?
- #3 Do I need to lodge a development application?
- #5 Making a development application
- #6 The development assessment process
- #8 After a development approval is issued

Specific

- #12 Multiple dwellings
- #14 Commercial development
- #18 Industrial development

FOR MORE INFORMATION

This user guide provides an overview of planning scheme requirements and the development assessment process only. To view the planning scheme in full, please visit Council's website -

www.mackay.qld.gov.au/planningscheme

The *Planning Act 2016*, *Planning Regulation 2017* and the *Development Assessment Rules* set out the requirements for the development assessment process.

Council provides general development advice:

- Online enquiries can be lodged via the [Planning advice online enquiries form](#)
- 15 minute counter appointments available Monday - Friday between 8.30am and 4.30pm (minimum 24 hours notice)

You can also contact a building certifier, consultant town planner, building designer or other qualified professional who can provide assistance and, if necessary, prepare and lodge a development application on your behalf.

FOR MORE INFORMATION PHONE COUNCIL
ON **1300 MACKAY** (1300 622 529)
OR VISIT THE WEBSITE **MACKAY.QLD.GOV.AU**