



PROPOSED CHANGES IN PRECINCT 1 - MACKAY CITY CENTRE

Mackay Regional Council (Council) is proposing to amend the Development Scheme for the Mackay Waterfront Priority Development Area (PDA) to ensure it remains workable, contemporary and fit-for-purpose. The purpose of this factsheet is to provide a summary of proposed changes in Precinct 1 - Mackay City Centre that form part of the PDA development scheme amendment.

WHAT ARE THE PROPOSED CHANGES?

The key proposed changes of the amendment in Precinct 1 - Mackay City Centre:

- amended development intent statements to improve clarity around expected development identified by the preferred land uses table.
- additional preferred land uses in Precinct 1: caretaker's accommodation, hospital, and low impact industry (involving brewery, coffee roasting and distillery).
- improvement to provisions relating to place characteristics, supporting laneway activation, relationship between precinct and river.
- new provision restricting the placement of billboard or digital electronic signage on a heritage place.
- Amend the Categories of development to:
 - include dwelling unit as accepted development where in an existing building and above the ground floor.

- include low impact industry (involving brewery, coffee roasting and distillery) as accepted development where complying with requirements.
- make operational work for an advertising device on a heritage place assessable development.

HAVE YOUR SAY?

Council invites anyone in the community to make a submission about the proposed amendment. The public notification period will run from Monday September 4, 2023 and conclude at 5pm Wednesday October 4, 2023.

The proposed amendment can be viewed at www.mackay.qld.gov.au (search 'PDA development scheme amendment'). Submissions can be:

- emailed: strategic.planning@mackay.qld.gov.au
- made online: via www.mackay.com.au
- posted: Mackay Regional Council, PO Box 41, Mackay QLD 4740

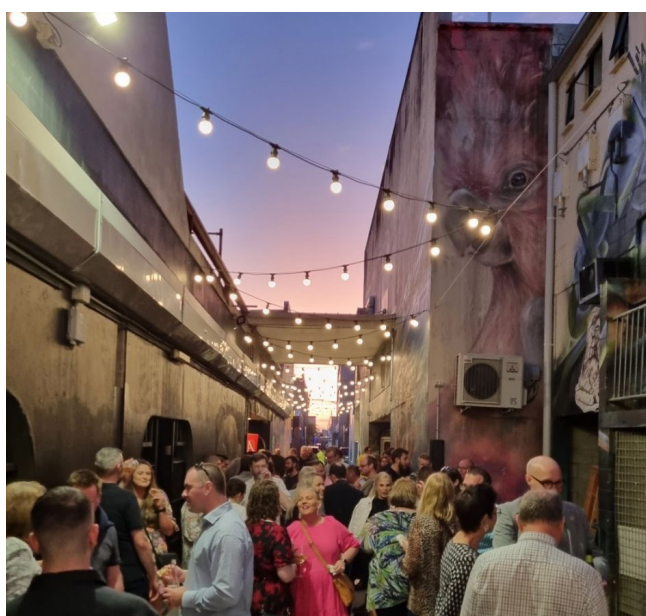
HAVE AN ENQUIRY ON THE PROPOSED AMENDMENT? PHONE COUNCIL ON 1300 MACKAY (1300 622 529) OR EMAIL STRATEGIC.PLANNING@MACKAY.QLD.GOV.AU

DEVELOPMENT INTENT FOR PRECINCT 1

The proposed amendment to the PDA development scheme seeks to improve upon the established development intent for Precinct 1 - Mackay City Centre.

The proposed development intent for the precinct:

- The precinct is the urban heart of Mackay and functions as the primary business, administration, and employment centre for the region.
- The precinct is a vibrant, accessible and engaging place for people to live, learn, work, trade and play.
- Streets and the public realm are inviting and incorporate shade, footpath activities, public art, and access to pedestrian, active transport and parking facilities.
- The precinct accommodates a diverse range, mix and intensity of the following uses in predominantly attached building forms:
 - residential and accommodation activities, which are located above the ground floor either in towers or as shop top living.
 - business, professional services, creative industry, retail, dining, entertainment, community, and health and wellbeing activities.
- Victoria Street (west of Sydney Street) and Wood Street are a focus for retail, dining, footpath trading and entertainment activities at street level, which contribute to the vibrancy of the precinct.



QUICK Q & A

Are building heights in Precinct 1 changing?	No, building heights remain unchanged.
Are there any new land use opportunities?	Yes, <i>caretaker's accommodation, low impact industry (involving brewery, coffee roasting or distillery), and hospital</i> in Precinct 1.
Is my zone changing?	No, land use designations remain unchanged.

HERITAGE PROVISIONS

The majority of the heritage places in the PDA are located in Precinct 1. These places give the precinct it's unique urban character and identity, and therefore it is important to maintain and preserve this in the PDA development scheme.

The proposed amendment to the PDA development scheme seeks to rearrange the requirements for development on a heritage place or for development adjoining a heritage place. The streets where the full or partial demolition or modification of a heritage place are to be avoided are proposed to be amended to capture the full extent of the heritage streetscapes within the precinct as follows:

- Victoria Street, between Gregory Street and Brisbane Street
- Wood Street, between Gordon Street and River Street
- Sydney Street, between Gordon Street and River Street.

The PDA development scheme calls up advertising devices for assessment where located on a heritage place. A new provision in precinct 1 restricts the placement of billboard or digital / electronic signs on a heritage place (excluding temporary light projections as public art). These signs are considered to be inappropriate for a heritage place and detrimental to the heritage value and character of a place.

Advertising devices where not located on a heritage place will continue to be assessed under Subordinate Local Law 1.4 (Installation of Advertising Devices) 2011.