



## PROPOSED CHANGES IN PRECINCT 2 - RIVERSIDE

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 2 - Riverside that form part of the PDA development scheme amendment.

### WHAT ARE THE PROPOSED CHANGES?

The key proposed changes of the amendment in Precinct 2 - Riverside:

- amended development intent statements to improve clarity around expected development identified by the preferred land uses table.
- additional preferred land uses in Precinct 2: caretaker's accommodation, hospital, and low impact industry (involving brewery, coffee roasting and distillery).
- removal of the potential pedestrian connection north of Chain Street identified on Map 6: Precinct framework plan 2 - Riverside.
- Amend the Categories of development to:
  - include dwelling unit as accepted development where located 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](http://www.mackay.qld.gov.au) (search 'PDA development scheme amendment'). Submissions can be:

- emailed: [strategic.planning@mackay.qld.gov.au](mailto:strategic.planning@mackay.qld.gov.au)
- made online: via [www.mackay.com.au](http://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](mailto:STRATEGIC.PLANNING@MACKAY.QLD.GOV.AU)



## CHANGE TO PRECINCT 2 FRAMEWORK PLAN

Version 1 of the PDA development scheme identified a potential pedestrian connection link at the northern end of Chain Street, linking Chain Street to the Bluewater Trail (along the Pioneer River).

Since the commencement of the PDA development scheme in 2019, Council undertook a master plan over the PDA that identified a range of public realm initiatives including active transport connectivity. The master plan identified the Chain Street pedestrian connection further to the east (at the eastern end of Victoria Street), which has since been constructed and completed.

Therefore, as part of the review of the PDA development scheme, the potential pedestrian link (as originally identified in version 1) has been removed from the precinct framework plan for Precinct 2 as it is no longer required due to the pedestrian link at the eastern end of Victoria Street being constructed. The constructed active transport link provides the intended connectivity between the Bluewater Trail and the Cross City Trail.

All other elements identified by the precinct framework plan remain unchanged.

## QUICK Q & A

Are building heights in Precinct 2 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 2.
Is my zone changing?	No, land use designations remain unchanged.

