



PROPOSED CHANGES IN PRECINCT 3 - ENTERPRISE

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 3 - Enterprise that form part of the PDA development scheme amendment.

WHAT ARE THE PROPOSED CHANGES?

The key proposed changes of the amendment in Precinct 3 - Enterprise:

- amended development intent statements to improve clarity around expected development identified by the preferred land uses table.
- simplify the preferred land uses in Precinct 3 by referring to the industry activities (activity group) as all uses in the activity group are identified.
- amended landscape requirements to apply to all street frontages.
- amended provisions relating to ancillary commercial uses.
- remove primary frontages on Chain Street and Victoria Street and the potential pedestrian connection north of Chain Street from the precinct framework plan for

Precinct 3.

- amend the Categories of development to:
 - include research and technology as accepted development where complying with requirements.

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 3

The proposed amendment to the PDA development scheme seeks to improve upon the established development intent for Precinct 3 - Enterprise to encourage a mixed industry precinct providing local services, research and technology uses, or urban manufacturing.

The proposed development intent for the precinct:

- The precinct is a mixed industry, research and technology hub that accommodates local industrial services (such as repairs, supplies or trades services), research and technology industry (with links to tertiary education and other institutions), and urban manufacturing (such as brewing, baking or making products).
- Activities in the precinct that brew, bake or make may sell products directly to the public from the premises to increase the vibrancy and diversity of the precinct.
- Residential activities in the precinct are limited due to the primary intent of the precinct to accommodate low to medium industrial development.

CHANGES TO PRECINCT 3 FRAMEWORK PLAN

The key changes to the precinct framework plan for Precinct 3 - Enterprise are the removal of the following elements:

- primary frontages on Chain Street and Victoria Street
The provisions for Precinct 3 do not reference primary frontages and therefore the mapping element is proposed to be removed as it is redundant.
- potential pedestrian connection north of Chain Street.
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, the potential pedestrian link (as originally identified in version 1) has been removed from the










QUICK Q & A

Are building heights in Precinct 3 changing?	No, building heights remain unchanged.
Are there any new land use opportunities?	Yes, the development intent for the precinct encourages activities that brew, bake or make to sell products directly to the public from the premises.
Is my zone changing?	No, land use designations remain unchanged.

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.

Precinct framework plan 3 - Enterprise

	Development area		Road
	Pioneer riverfront		Bluewater Trail
	Queens Park		Cross City Link
	Sandfly Creek environmental area		PDA boundary
			Precinct boundary

