



PROPOSED CHANGES IN PRECINCT 4 - QUEENS PARK

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 4 - Queens Park that form part of the PDA development scheme amendment.

WHAT ARE THE PROPOSED CHANGES?

The key proposed changes of the amendment in Precinct 4 - Queens Park:

- amended development intent statements to improve clarity around expected development identified by the preferred land uses table.
- additional preferred land uses in the precinct include dwelling unit and retirement facility in sub-precinct 4B.
- limiting food and drink outlet (as a preferred land use) to sites with a primary frontage in sub-precinct 4B.
- removal of shop and park as preferred land uses in sub-precinct 4B.
- simplify side and rear building setbacks.
- removal of minimum setbacks for dwelling house as these are covered by the Queensland Development

Code.

- amended precinct framework plan to reflect constructed pedestrian connectivity elements.

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

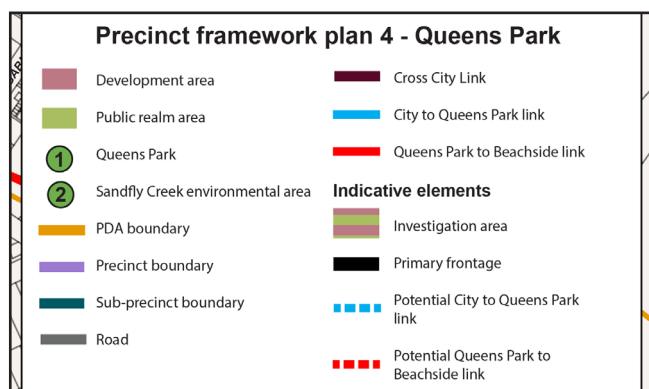
HAVE AN ENQUIRY ON THE PROPOSED AMENDMENT? PHONE COUNCIL ON **1300 MACKAY** (1300 622 529) OR EMAIL STRATEGIC.PLANNING@MACKAY.QLD.GOV.AU

DEVELOPMENT INTENT FOR PRECINCT 4

The proposed amendment to the PDA development scheme seeks to improve upon the established development intent for Precinct 4 - Queens Park, which contains 3 sub-precincts.

The proposed development intent for the precinct:

- The precinct is a significant regional recreational destination that is supported by a diverse range of higher density living options in areas adjacent to the park.
- Sub-precinct 4A contains Queens Park, which is a recreation and events space. The park is characterised as a modern, permeable, distinct and regionally significant tropical garden and parklands. Queens Park will retain and enhance existing features. Complementary small-scale and temporary uses may locate within the sub-precinct to activate and support the park's existing features.
- Sub-precinct 4B is where the majority of development for residential and complementary commercial uses, such as food and drink outlet, within the precinct may occur.
- Sub-precinct 4C located on the eastern edge of the Queens Park, is an investigation area for opportunities that activate, enhance, and integrate with Queens Park, and complement the precinct. Any development of this area will require further community consultation.



QUICK Q & A

Are building heights in Precinct 4 changing?	No, building heights remain unchanged.
Are there any new land use opportunities?	Yes, <i>dwelling unit</i> , and <i>retirement facility</i> in sub-precinct 4B. <i>Food and drink outlet</i> is limited to a primary frontage in sub-precinct 4B.
Is my zone changing?	No, land use designations remain unchanged.

CHANGE TO PRECINCT 4 FRAMEWORK PLAN

The main change to the precinct framework plan for Precinct 4 is to reflect the construction of pedestrian links through Queens Park, including the Cross City Link, link from Queens Park to the city, and the link from Queens Park to Town Beach.

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

