

Mackay State Development Area Draft Development Scheme

Public consultation fact sheet

Phase 1

SDA investigated,
boundary determined and
Mackay SDA declared

Phase 2

Development scheme
prepared to guide future
development

Phase 3

Mackay SDA development
scheme in effect

Progress update

Phase 1 – Complete

On 20 April 2023, the Queensland Government announced the investigation into a new State Development Area (SDA) in Mackay to unlock industrial development opportunities.

Two areas were identified as being the most suitable for industrial development opportunities due to their strategic location, size of available area, access to significant rail and road networks, proximity to employment catchments, and suitable topography – the Racecourse Mill area, located 5 Kilometres to the south-west of Mackay; and the Rosella area, located 10 kilometres to the south of Mackay.

On 16 August 2023, the State Government invited the community to have their say on the potential Mackay SDA until 15 September 2023.

Following consultation, the Mackay SDA boundary was revised in response to feedback and to better align with the Mackay Regional Council Planning Scheme and the Mackay, Isaac and Whitsunday Regional Plan.

On 22 February 2024, the Queensland Government declared the Mackay SDA. The SDA sets aside 907 hectares of land including 137 hectares of land adjacent to the Racecourse

Mill and 770 hectares at Rosella to support diversification of the regional economy, provide opportunities for new industry, and value adding to the sugarcane production.

The SDA leverages Mackay's regional strengths in rural production to support the establishment of emerging industries critical to the global shift to net zero, such as biomanufacturing, renewable energy and sustainable aviation fuel.

Phase 2 – In progress

Since the Mackay SDA declaration, the Office of the Coordinator-General has undertaken further technical studies to inform long-term planning. The studies confirm short-term opportunities at Racecourse and medium to longer term opportunities at Rosella once water, energy, sewer and road infrastructure is established.

The Mackay SDA Draft Development Scheme has been prepared to guide future land use and development outcomes. The development scheme, when approved by Governor in Council, will be a statutory instrument that overrides local and state planning instruments and controls land use, infrastructure planning and development within the SDA. Specifically, the development scheme:

- ensures well-planned development through precinct planning

- recognises existing industries and development as continuing lawful uses
- avoids, mitigates or offsets impacts on the environment, cultural heritage and the community
- sets out or refers to processes and procedures for assessment of applications and requests – e.g., referral to Mackay Regional Council.

The Coordinator-General is now seeking the public’s views on the Mackay SDA Draft Development Scheme and associated SDA Draft Development Assessment Process document.

All feedback received during the public consultation period will be considered by the Coordinator-General, to inform amendments to the draft development scheme and draft development assessment process document prior to finalisation.

Phase 3 – In the future

The Mackay SDA Draft Development Scheme and associated SDA Draft Development Assessment Process document will be considered by the Government, and if endorsed, the development scheme will take effect.

Mackay SDA Draft Development Scheme

The Mackay SDA Draft Development Scheme has been prepared with input from State agencies and technical planning and infrastructure studies.

The Mackay SDA Draft Development Scheme sets out the vision for future development in the Mackay SDA, to support establishment of emerging industries and economic growth. The scheme identifies the preferred land uses for the area, opportunities and constraints for development.

The Mackay SDA Draft Development Scheme is accompanied by the SDA Draft Development Assessment Process document. This document describes the process for making, accessing, and deciding applications and requests in the Mackay SDA. These provisions, usually in Schedule 2 of a development scheme, have been transferred to a separate document to provide clarity and streamline the content of the Mackay SDA Draft Development Scheme.

The Mackay SDA Draft Development Scheme regulates the following types of development:

- material change of use of premises – the start of a new or an increase in the intensity of an existing use
- reconfiguring a lot – the subdivision of lots, amalgamation of lots or rearranging boundaries.

The scheme allocates land into one of four development precincts:

- Rural Use Precinct
- Industry Precinct
- Infrastructure Corridor Precinct
- Environmental Management Precinct.

Have your say

Community feedback on the Mackay SDA Draft Development Scheme is now welcome. Public consultation commences on 10 June 2024 and concludes on 15 July 2024.

A copy of the draft scheme is available at statedevelopment.qld.gov.au/mackaysda

Make a submission by 15 July 2024 via:



haveyoursay.dsd.qld.gov.au

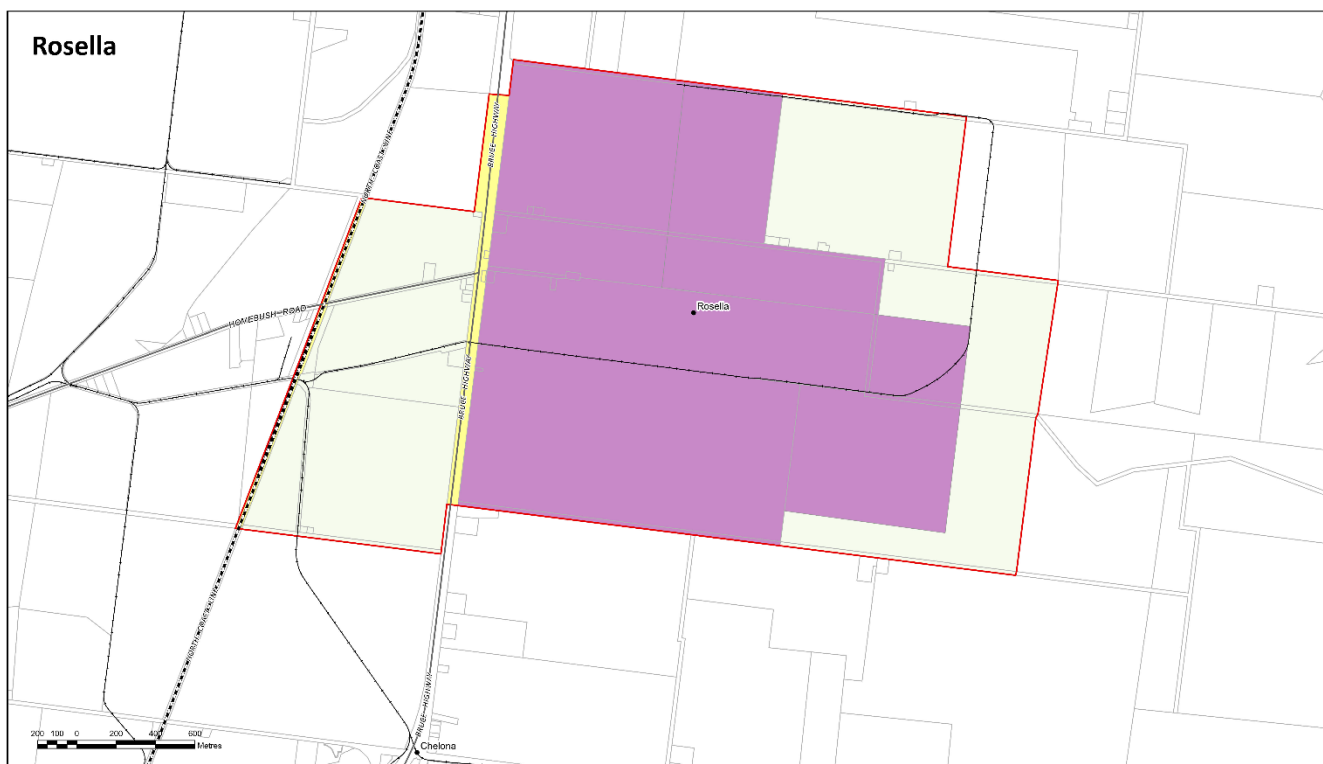
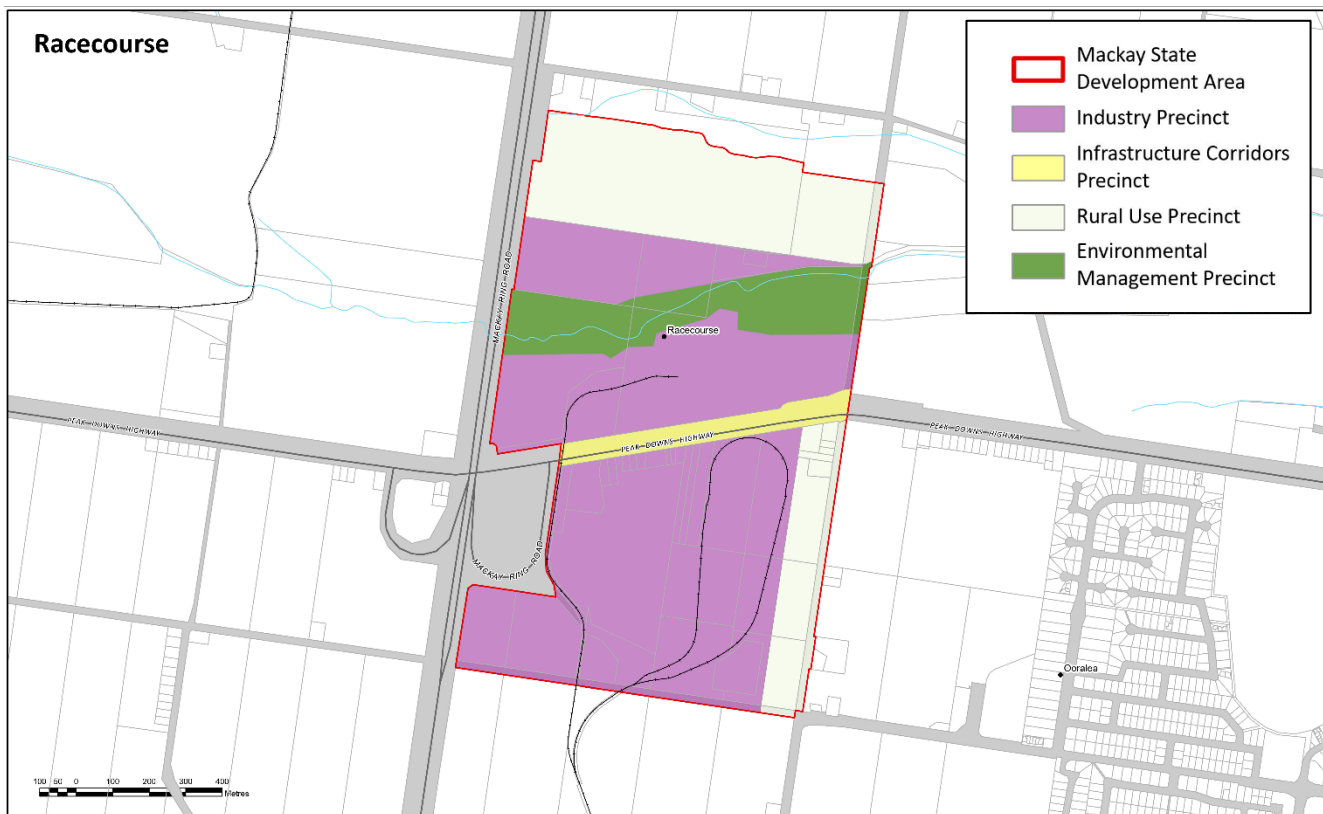


mackay-sda@coordinatorgeneral.qld.gov.au



PO Box 15517, City East QLD 4002

Proposed development precincts for the Mackay SDA



Further information

Further information on the Mackay SDA and the Mackay SDA Draft Development Scheme can be found at www.statedevelopment.qld.gov.au/mackaysda

Alternatively, you can contact the Office of the Coordinator-General on 1800 001 048 or via mackay-sda@coordinatorgeneral.qld.gov.au

Office of the Coordinator-General
Department of State Development and Infrastructure
PO Box 15517, City East Qld 4002

The local Mackay office can be contacted on 4898 6800 or via mackay@dSDLGP.qld.gov.au