

# Mackay State Development Area

February 2024



# Declaration of the Mackay State Development Area

The Queensland Government declared the Mackay State Development Area (SDA) in February 2024.

In April 2023, the Coordinator-General commenced investigations into a potential new SDA in Mackay, leveraging its strengths in agricultural production, access to markets and strong workforce base to support the establishment of new and emerging industries such as bioindustries.

The SDA includes the Racecourse Mill and Rosella areas, with both areas presenting their own unique opportunities.

A development scheme will now be prepared that sets the rules and guides future development in the SDA. Until the development scheme is approved, there are no changes to the current planning and development assessment arrangements.



# Outcomes of public consultation

## Consultation outline

The public consultation incorporated the following elements.



Website & 'Have your say' online consultation form



Community drop-in sessions & community Q&A sessions



Project teams in Brisbane and Mackay available for general enquiries



Public notices in local and State newspapers



Industry briefing



Letter & brochure to stakeholders & landholders

There was strong interest from the local community with a number of people attending community drop-in sessions, Q&A sessions and the industry briefing.

## Key themes

Nineteen submissions were received from the community, industry and stakeholders about the potential Mackay SDA. Key themes raised in the submissions include:

- changes to rural lifestyle and amenity impacts from future industrial development
- water supply and quality, including changes to groundwater and saltwater intrusion
- economic impacts, including changes to property values, employment and the market
- impacts to agricultural land and farming operations
- SDA boundary alignment and alternative locations
- Coordinator-General powers and processes in SDAs.

## Other engagement

The Office of the Coordinator-General has had ongoing engagement with Mackay Regional Council, industry peak bodies and other Queensland Government agencies as part of the Mackay SDA declaration process.

# Revised Mackay SDA boundary

Feedback from the community and stakeholders informed a revised SDA boundary.

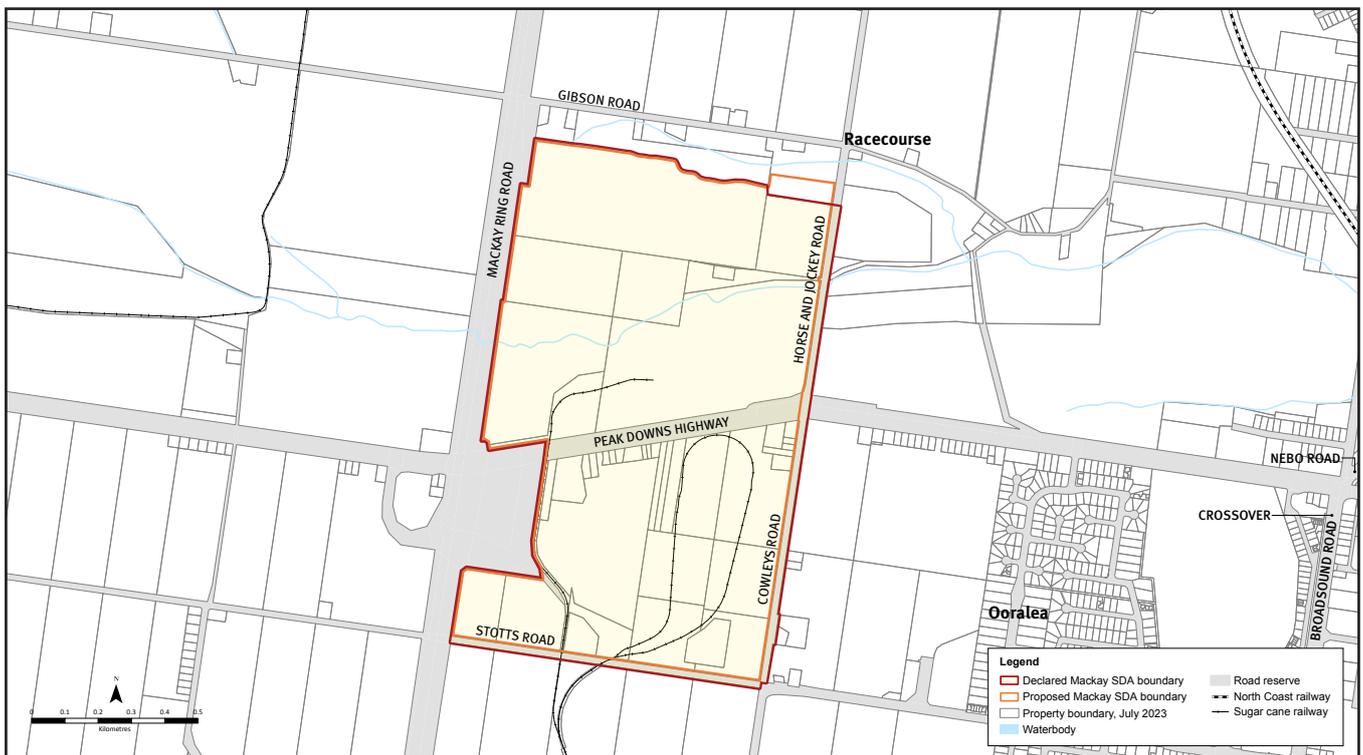
The Coordinator-General considered issues raised through the consultation process and development opportunities of the SDA to achieve a balanced outcome, having regard to economic, environmental and social values, and the wider regional benefits.

The overall extent of the Mackay SDA has been reduced to 907 hectares (ha), comprising of 137 ha at Racecourse and 770 ha at Rosella.

## Changes to Racecourse Mill area

The Racecourse Mill area, offers short to medium term opportunities for pilot and demonstration commercial-scale projects. These projects can co-locate with the existing sugar mill and build on the existing infrastructure supporting the sugar refinery and co-generation facilities.

Minor amendments have been made to the Racecourse Mill area by including Stotts Road and Cowleys Road. One property was also removed that was partly within the proposed SDA boundary.



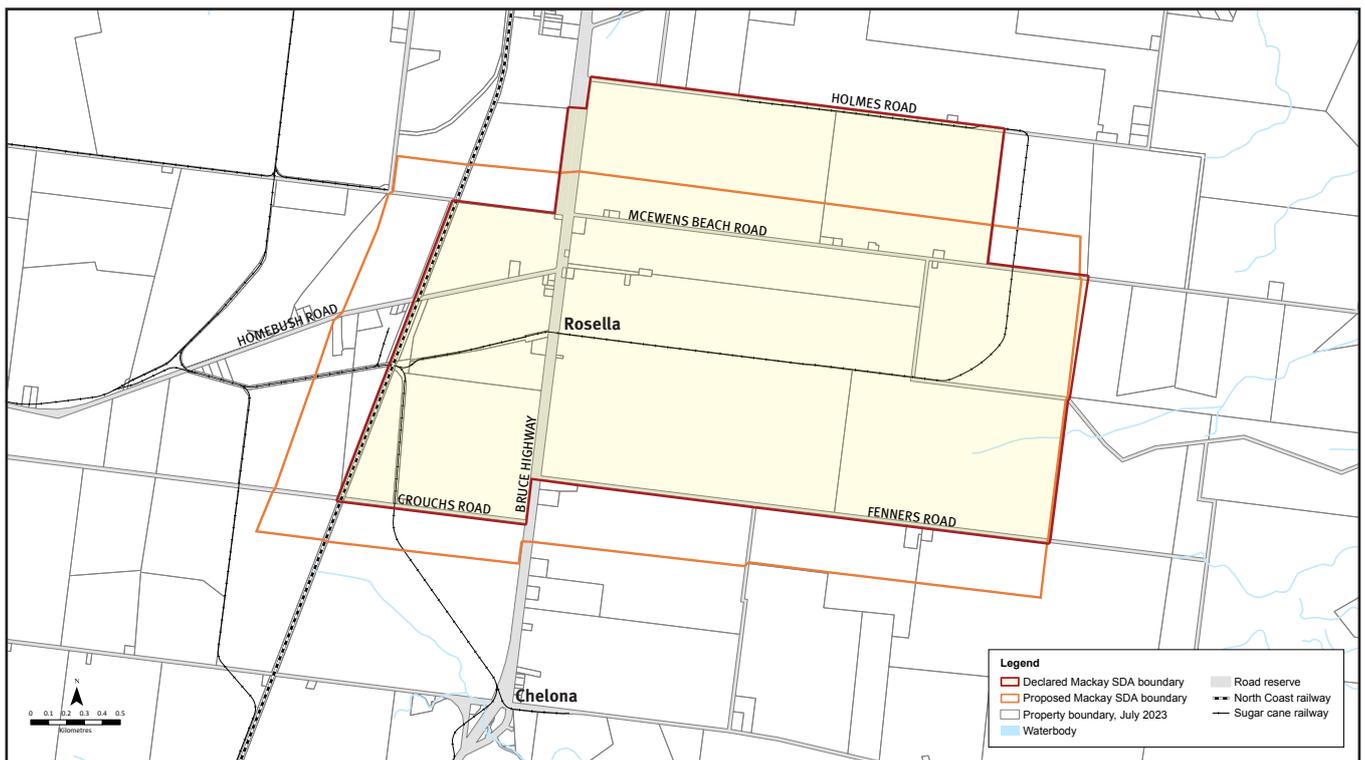
## Changes to Rosella area

The Rosella area is focused on a core area owned by Economic Development Queensland (EDQ). This area supports a medium to long-term establishment of significant industry, that is well separated from residential communities and areas of environmental significance.

The Rosella area is referenced in the Mackay Regional Council Planning Scheme and the Mackay, Isaac and Whitsunday Regional Plan as a future industrial area bound by Holmes Road and Fenners Road, with the Regional Plan identifying an additional area west of the Bruce Highway.

The revised Rosella boundary better reflects the future industrial development extents identified by these statutory planning documents, to ensure the Mackay SDA can provide an up-to-date and coordinated State-led approach.

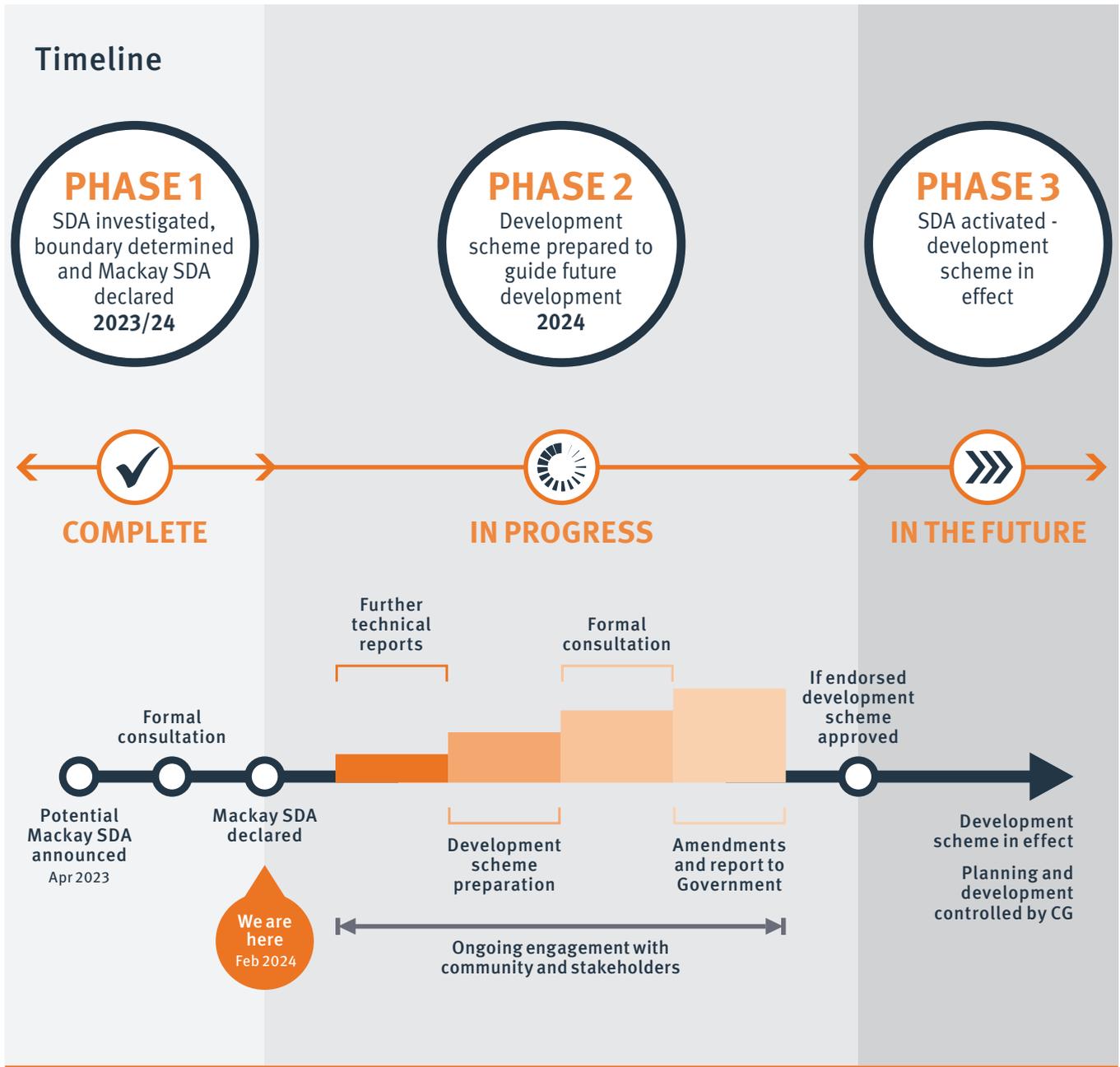
Additional changes were made to better align the area to existing boundaries, including roads, railway lines and property boundaries.



A much-needed boost in industrial land for Mackay will deliver huge economic benefits, creating good local jobs and new export and investment opportunities.

# Next steps

Now that the Mackay SDA has been declared, a development scheme will be prepared to guide future development in the SDA.





# Development scheme

Each SDA is subject to a development scheme that controls planning and development in an SDA. Prepared by the Coordinator-General, the development scheme:



provides guidance to developers, local government, state agencies and the wider community about the type of development that can occur in an SDA



details the development assessment framework and the processes and procedures for the assessment of SDA applications and requests



recognises existing industry needs while catering to future demand

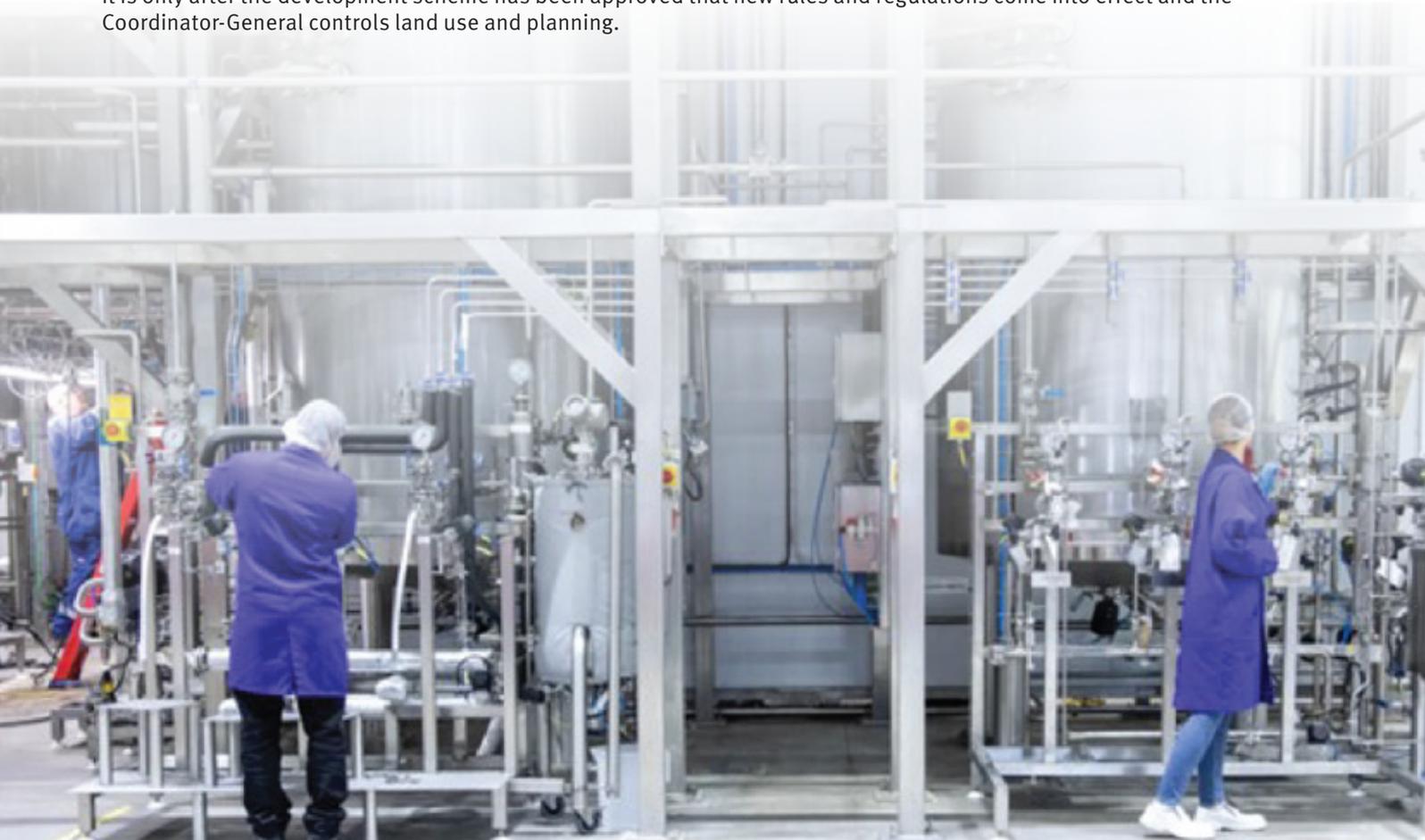


ensures development avoids, mitigates or manages impacts on the environment, cultural heritage and the broader community



prevails over local and state government planning instruments for development that is regulated within the SDA.

It is only after the development scheme has been approved that new rules and regulations come into effect and the Coordinator-General controls land use and planning.



## Technical studies

Further technical studies will be undertaken to inform the content of the development scheme and guide:

- development design and lot layouts of future industry and interface requirements
- detailed infrastructure planning to confirm the water, sewer and power requirements of future development, including stormwater management and flood mitigation
- future roads and intersection layouts required to service development in the SDA.

## Draft precincts

The development scheme identifies those parts of the SDA considered broadly suitable for various types of industrial and infrastructure development via relevant precincts.

In response to community feedback and to provide a starting point for further precinct refinement, investigation areas have been revised to draft precincts.

The draft precincts and draft precinct descriptions show the intended development extents and types within the Mackay SDA.

## Further engagement

Stakeholder and community feedback will continue throughout the preparation of the development scheme.

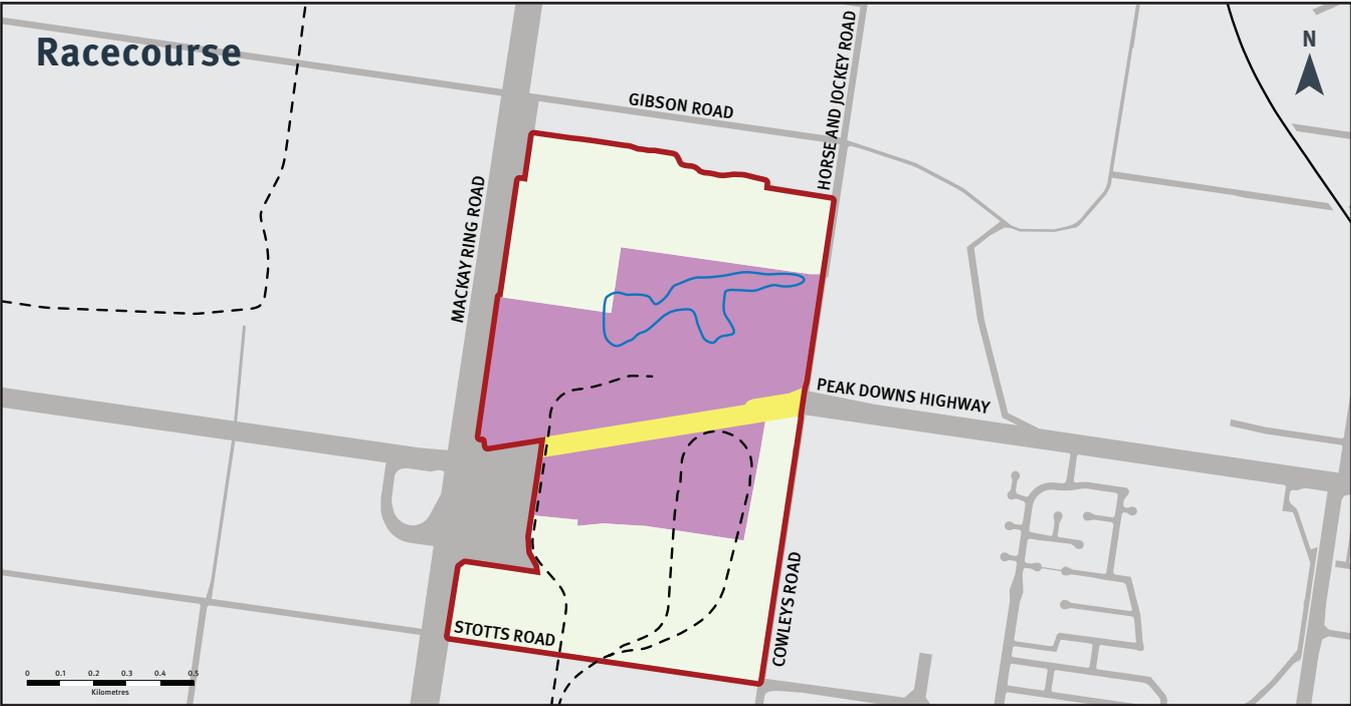
The Office of the Coordinator-General will work closely with landowners, stakeholders, local and State government agencies, and the wider Mackay community to explore and further refine the contents of the development scheme.

### State Development Minister Grace Grace:



**The Mackay State Development Area will ensure there is land available to help the local industry develop bio-food opportunities that provide skilled jobs that adds value to our sugar industry.**

# Mackay SDA draft precincts and development types



LEGEND			
	Mackay State Development Area boundary		EDQ land
	Draft Rural Use Precinct		Draft Stormwater Quality Management Area
	Draft Industry Precinct		Road reserve
			North Coast Railway
			Sugar Cane Railway

## Draft Industry Precinct

Establishes regionally significant industrial development, including facilities utilising agricultural feedstock to create bioindustries. The precinct will also include the location of infrastructure to support future development, including drainage and stormwater treatment areas.



## Draft Infrastructure Corridor Precinct

Reflects the critical linear supply chains, including the Bruce Highway and Peaks Down Highway, servicing the Mackay SDA.



## Draft Rural Use Precinct

Recognises the continued production of agricultural land and other rural related activities.



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# Further information

Further information on the Mackay SDA can be found at [www.statedevelopment.qld.gov.au/mackaysda](http://www.statedevelopment.qld.gov.au/mackaysda)

Alternatively, you can contact the Office of the Coordinator-General on 1800 001 048 or via [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au)

The local Mackay office can be contacted on 4898 6800 or via [mackay@dsdilgp.qld.gov.au](mailto:mackay@dsdilgp.qld.gov.au)

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