

Mackay State Development Area

Development Scheme – September 2024

Mackay State Development Area

On 22 February 2024, the Queensland Government declared the Mackay State Development Area (SDA).

The Mackay 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.

Mackay SDA Development Scheme

The Coordinator-General has prepared a development scheme to regulate development in the Mackay SDA. The development scheme came into effect on 13 September 2024.

The Mackay SDA development scheme sets out the vision for future development in the Mackay SDA to support establishment of emerging industries and economic growth.

The Mackay SDA 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.

Operational works applications will continue to be managed by Mackay Regional Council and other development approvals may be required.

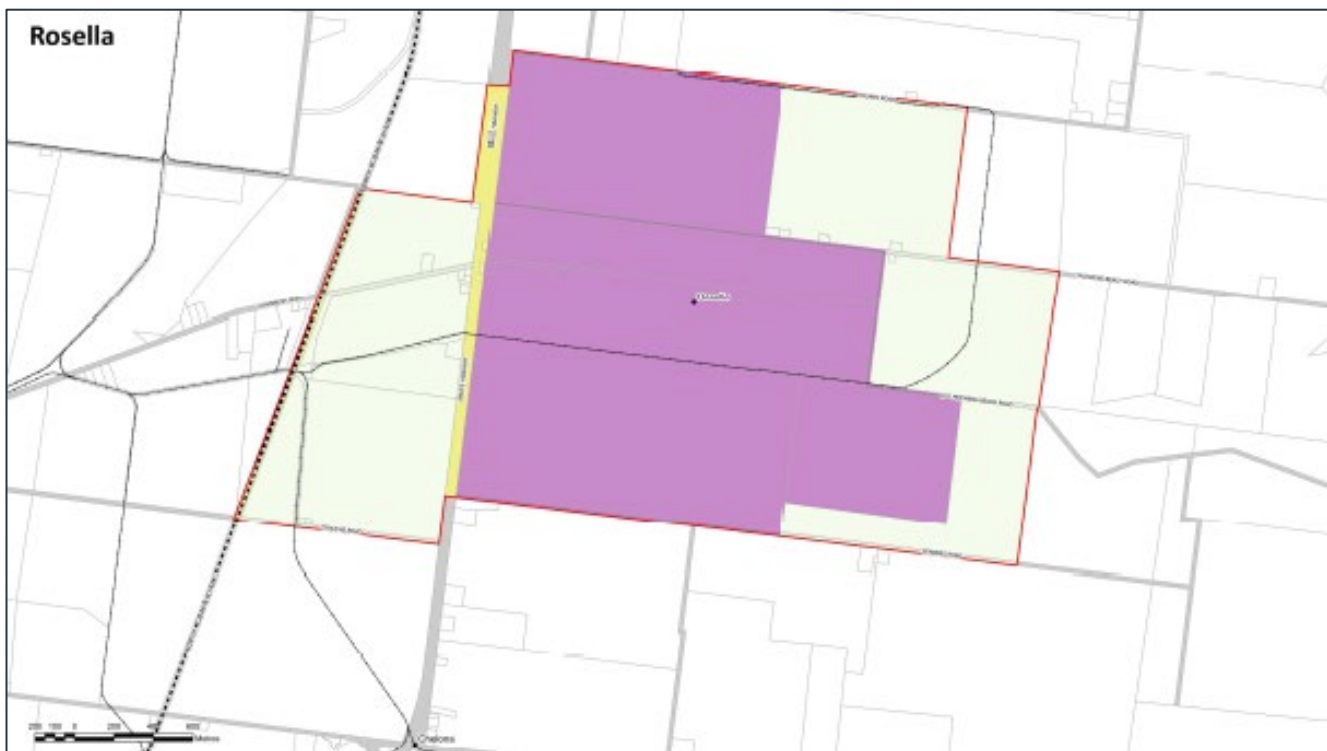
The Mackay SDA development scheme allocates land into one of four development precincts:

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

The Mackay SDA development scheme is a statutory instrument that overrides local and state planning instruments and controls land use, infrastructure planning and development in the SDA to the extent stated in the development scheme. The Mackay SDA 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
- refers to the SDA development assessment process for assessment of applications and requests.

Development precincts for the Mackay SDA



SDA Development Assessment Process

The Mackay SDA development scheme is accompanied by the SDA development assessment process.

The SDA development assessment process describes the process for making, assessing, 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 development scheme.

Next steps

The Office of the Coordinator-General is leading the preparation of an infrastructure plan to support activation of the Mackay SDA.

This work will focus on coordinated implementation and infrastructure planning in partnership with the Mackay Regional Council, Economic Development Queensland, and key infrastructure providers.

The Office of the Coordinator-General will work closely with Mackay Regional Council to support industry proponents wanting to locate in the Mackay SDA through joint pre-lodgement meetings.

Further information

Further information on the Mackay SDA, Mackay SDA development scheme and SDA development assessment process 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

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