



KNOW YOUR LAND USE ZONE

Emerging community zone

The Emerging community zone will accommodate the region's planned residential growth over the next 20+ years within the Mackay, Sarina, Walkerston, Marian and Mirani urban areas. The zone includes 8 precincts and some areas that are not within a precinct. Each precinct has a development intent identified by the planning scheme with all areas predominantly accommodating residential uses.

Development in the zone is staged and sequenced in accordance with a development framework plan that:

- includes the development site and all adjoining / surrounding sites within the zone, and
- identifies structural elements to achieve well-designed, connected and liveable neighbourhoods, and provide housing diversity and local services.

Structural elements include land uses (such as residential uses delivering a mix of housing types and low to medium densities, and non-residential uses to service residents within a neighbourhood such as convenience shop, childcare centre, park, school), transport connectivity within and external to the development (roads and pedestrian routes), urban greening, and sequenced urban infrastructure (water, sewer and stormwater drainage).

Development not expected in this zone includes industrial uses and large scale commercial precincts.

Development in this zone:

- must accord with a development framework plan over the site and all surrounding land zoned Emerging community.
- is planned, co-ordinated, integrated and efficiently sequenced.
- creates new neighbourhoods that are well-designed, connected, liveable and have a strong sense of place.

For further information or planning advice, please submit a [planning enquiry](#), call 1300 MACKAY to speak with a planner, or request a [pre-lodgement meeting](#) to discuss a development proposal. Scan the QR code to access Council's [planning scheme](#).



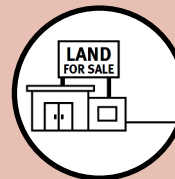
SCAN ME

Disclaimer: This zone card is a guide and does not replace or override the Mackay Region Planning Scheme (as amended). Whilst care has been taken regarding the accuracy of the information provided here, the Mackay Region Planning Scheme will prevail over any conflicts with this zone card. Further planning advice should be sought from council for a development proposal. Lodgement of a development application may raise other matters not identified on this card and the information provided here does not bind council in any way when considering a future development application. Images used are indicative.

Examples of development likely to be in the Emerging community zone:



Dwelling house



Sales office



Childcare centre



Multiple dwelling



Park

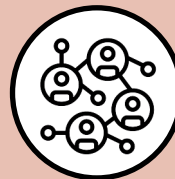


Shop
(neighbourhood centre)

Development considerations when assessing a development application:



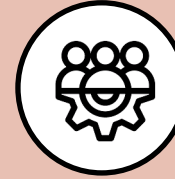
Housing diversity
and density



Connectivity



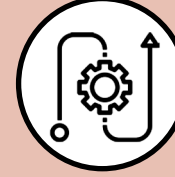
Structure planning



Infrastructure servicing



Overlays



Development form