

KNOW YOUR LAND USE ZONE

High density residential zone

The High density residential zone predominantly provides for high density housing in proximity to the Mackay city centre and other regionally significant activities, amenity and/or tourism/recreation nodes. This zone currently applies to land adjacent to the Mackay Marina at the Mackay Harbour.

The zone promotes housing choice and diversity through a range of housing types and sizes that allow people to remain within their local community throughout their life. Small-scale commercial uses may establish in the zone if these activities are an integrated component of a residential development.

Development expected in this zone includes multiple dwelling (apartments and units), short-term accommodation, retirement living and a limited range of commercial uses that provide a service to the surrounding neighbourhood.

Development not expected in this zone includes large-scale commercial or industrial uses.

Development in this zone:

- is well-designed, articulated, addresses the street and creates a sense of identity for the local area.
- may be medium or high rise (up to 10 storeys).
- does not adversely affect the amenity of adjoining properties.

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](#).



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 High density residential zone:



Apartments
(multiple dwelling)



Short-term
accommodation



Childcare centre*



Food and drink outlet*



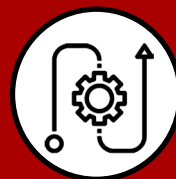
Home-based business



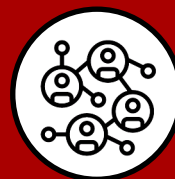
Shop*

*Where integrated with multiple dwelling or short-term accommodation

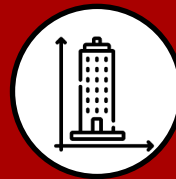
Development considerations when assessing a development application:



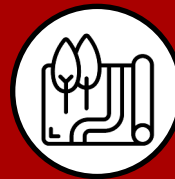
Development form



Proximity to transport &
centres



Height, density &
diversity



Landscaping & private



Overlays



Amenity & privacy