

KNOW YOUR LAND USE ZONE

High impact industry zone

The High impact industry zone covers land intended for large scale, medium and high impact industrial development, which make a significant contribution to the region's economy and employment base. Most of the region's High impact industry zoned land is located in Paget. The zone has two precincts being:

- Sugar mill precinct (HI1), specifically relating to sugar milling activities
- Air quality management precinct (HI2), that manages amenity impacts to the future Ooralea residential area west of Broudsound Road.

Development expected in this zone includes high impact industrial uses, special industry, research and technology, warehouse, transport depot, substation, telecommunications facility and small scale uses that service industrial development such as food and drink outlet, service station or convenience shop. An office is a small scale, subordinate and integrated component of the primary industrial use on the site.

Development not expected in this zone includes residential uses, showrooms and other large-scale commercial activities.

Development in this zone:

- is well-designed.
- optimises the use of the site, but also integrate with the built form of the area and does not constitute over-development of the site.
- provides landscaping and visual screening.
- is appropriately located and orientated to avoid amenity impacts on residential or community uses.

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 impact industry zone:



High impact industry or special industry



Emergency services



Transport depot



Research and technology

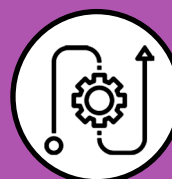


Service station



Warehouse

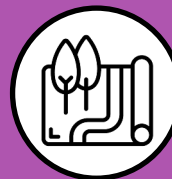
Development considerations when assessing a development application:



Development form



Access & parking



Landscaping & visual screening



Amenity impacts



Overlays



Lot size