

KNOW YOUR LAND USE ZONE



Principal centre zone

The Mackay city centre is the principal centre for the region and the urban heart of Mackay. The principal centre functions as the region's primary business, administration, and employment centre and is a vibrant, accessible and engaging place for people to live, learn, work, trade and play.

The Principal centre zone provides for the region's most intensely developed multi-purpose centre and activity hub with the highest number and diversity (type and scale) of centre activities, community activities, high density multiple dwellings and other compatible uses that form a mixed use, vibrant, attractive and pedestrian orientated centre serving the entire region.

Development in the principal centre is guided by the Mackay city centre local plan code, which contains a number of mixed use precincts that identify the development intent particular areas within the centre. The Mackay Waterfront Priority Development Area (PDA) [Development Scheme](#) also regulates development in the Mackay city centre.

Development expected in the zone includes a large variety of uses and activities such as administrative, business, community, cultural, entertainment, professional, residential or retail activities.

Development not expected in the zone includes medium and high impact industrial activities.

Development in this zone:

- is well designed, articulated, address the street, and create a sense of identity for the local area.
- may be low rise (up to 3 storeys), medium rise (up to 5 storeys) or high rise (up to 10 or 14 storeys) depending on the site location within the principal centre.

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 Principal centre zone:



Short-term accommodation & hotel



Community use



Multiple dwelling



Shops & shopping centre

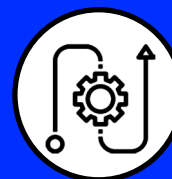


Office



Food & drink outlet

Development considerations when assessing a development application:



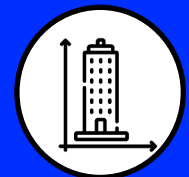
Development form



Pedestrian environment



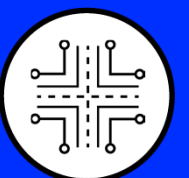
Mixed use development



High height & density



Overlays



Street orientated