

KNOW YOUR LAND USE ZONE

Major centre zone

Major centres are multi-purpose, compact, vibrant and pedestrian orientated centres that can have a wide range and mix of commercial, community and residential uses contained within them. Major centres have a sub-regional catchment that services multiple suburbs and surrounding rural areas. Development in major centres does not compete with or compromise the viability, role or function of the Mackay city centre.

There are three major centres in the Mackay region located at:

- Mount Pleasant – catchment area serving inner northern suburbs of Mackay and rural communities to the north,
- Rural View – catchment area serving the northern beaches suburbs of Mackay,
- Sarina – catchment area serving Sarina, coastal communities and rural communities to the south.

Development expected in this zone includes centre activities (such as cafe, office, restaurant, shop, cinema, shopping centre or showroom), childcare centre, community activities (such as a library, emergency services, community hall or hospital), brewery, gym or medical centre. The zone can also accommodate multiple dwelling (apartments) or short-term accommodation development.

Development not expected in this zone includes department store (defined as shop) and industrial activities.

The height, bulk and scale of buildings in major centres reflects the intensity and prominence of these centres as sub-regional nodes that transition to low-intensity built form at the centre's edge. Development in this zone:

- is well designed, articulated, addresses the street, and creates a sense of identity for the local area.
- may be low rise (up to 2 storeys) or medium rise (up to 5 or 7 storeys) depending on the centre and site location.

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.

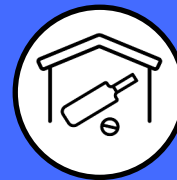
Examples of development likely to be in the Major centre zone:



Childcare centre



Multiple dwelling or short-term accommodation



Indoor sport & recreation



Service station

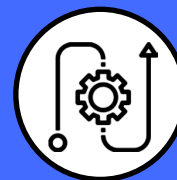


Shops, showrooms or shopping centre



Small-scale office and professional services

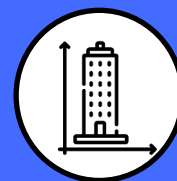
Development considerations when assessing a development application:



Development form



Mixed use development



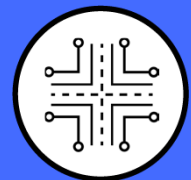
Height & density



Parking & access



Overlays



Street orientated