



KNOW YOUR LAND USE ZONE

Medium density residential zone

The Medium density residential zone predominantly provides for low-medium and medium density housing in proximity to district centres, major centres, the Mackay city centre, public transport corridors or areas of high quality amenity and recreation. The zone includes the three precincts being Low-medium density precinct (MD1), General medium density precinct (MD2) and Multi-storey medium density precinct (MD3). The size, scale and minimum residential density requirements for development increases in intensity from precinct MD1 to MD3.

The zone promotes housing choice and diversity through a range of housing types and sizes, including small lot housing, that allow people to remain within their local community throughout their life.

Development that is expected in this zone includes multiple dwelling (apartments, units and townhouses), dwelling house, dual occupancy, and retirement facility. Other uses such as childcare centre may locate within the zone where compatible with surrounding uses.

Development not expected in this zone includes large-scale commercial, service station and 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 low rise (up to 2 or 3 storeys) or medium rise (up to 5 storeys) depending on the precinct and site location.
- 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.

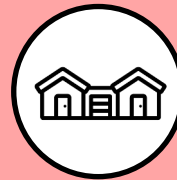
Examples of development likely to be in the Medium density residential zone:



Childcare Centre



Dwelling house



Dual occupancy



Townhouse (multiple dwelling)

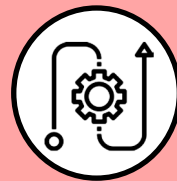


Apartments (multiple dwelling)

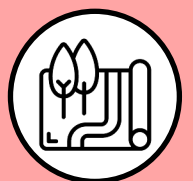


Retirement facility

Development considerations when assessing a development application:



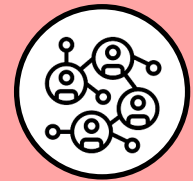
Development form



Landscaping & private open space



Housing density & diversity



Proximity to transport & centres



Overlays



Servicing & infrastructure