

KNOW YOUR LAND USE ZONE

Mixed use zone

The Mixed use zone provides for mixed development in the following precincts:

- Amenity and convenience precinct (MX1) - in proximity to areas of amenity (such as the Pioneer River) or employment hubs (such as the Mackay city centre), or
- Fringe commercial precinct (MX2) - semi commercial or light industrial areas on the edge of a centre.

The MX1 precinct accommodates a mix of higher density residential uses (such as apartments, units or townhouses) and small to medium scale commercial uses (such as food and drink outlet, office, or shop), with residential uses predominating over commercial uses.

The MX2 precinct accommodates a mix of medium density residential uses (such as apartments or units) and small-scale commercial uses. The precinct located at Juliet Street predominantly accommodates low impact industry, service industry or other compatible non-residential uses.

Development not expected in this zone includes large-scale commercial uses (such as department store, discount department store, showroom) and high impact industry uses.

Development in this zone:

- is well-designed, articulated and addresses the street.
- may be low rise (2 storeys), medium rise (up to 5 storeys) or high rise (up to 10 storeys), depending on the precinct and location of the site.
- ensures conflicts between residential uses and uses generating amenity impacts are minimised through siting, design and operation outcomes.

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 Mixed use zone*:



Office



Community Use



Low impact industry



Short-term accommodation



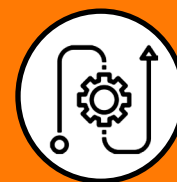
Multiple dwelling



Retirement facility

**As per each precinct intent identified by the zone.*

Development considerations when assessing a development application:



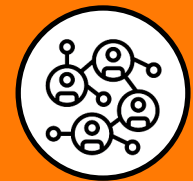
Development form



Access & parking



Mixed use development



Connectivity



Overlays



Servicing & infrastructure