



KNOW YOUR LAND USE ZONE

Specialised centre zone

Specialised centres are unique, integrated and single purpose centres accommodating large-format bulky goods retail and outdoor business activities, that service broader sub-regional catchments. Specialised centres do not compete with or compromise the viability, role and function of all other centres.

The Specialised centre zone includes two precincts, being Showrooms and hardware precinct (SC1) and Tavern precinct (SC2). The main specialised centres in the region are included in the SC1 precinct and are located at:

- Richmond (does not exceed 50,000m² total gross floor area) - catchment area serving urban and rural areas north of the Pioneer River.
- Ooralea (does not exceed 25,000m² total gross floor area) - catchment area serving urban and rural areas south of the Pioneer River and west through the Pioneer Valley.

Development expected in the SC1 precinct includes large-format centre for bulky goods showroom, hardware store and outdoor business. Development not expected in the SC1 precinct includes residential uses, shopping centre, office, shop, community or industrial uses.

Development expected in the SC2 precinct includes standalone tavern and residential uses.

Development in this zone:

- is well designed and forms an integrated and coordinated centre layout.
- is low rise (up to 2 or 3 storeys) and not visually overbearing as viewed from adjoining areas.
- does not exceed total gross floor areas for each specialised 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](#).



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 Specialised centre zone:



Showroom - bulky goods or goods in bulk



Hardware and trade supplies



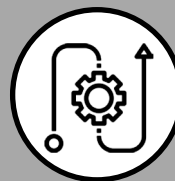
Food and drink outlet*



Outdoor sales

**Where an integrated component of a specialised centre and servicing patrons of the centre.*

Development considerations when assessing a development application:



Development form



Infrastructure servicing



Buffering to sensitive land uses



Parking & access



Overlays



Create pedestrian environment