



**Moranbah
Urban Development Area
Proposed Development Scheme**

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Moranbah Urban Development Area Development Scheme

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1.1 The Urban Land Development Authority

The Urban Land Development Authority (ULDA) is a statutory authority under the *Urban Land Development Authority Act 2007* (the Act) and a key element of the Queensland Housing Affordability Strategy.

The role of the ULDA is to facilitate:

- (i) the availability of land for urban purposes
- (ii) the provision of a range of housing options to address diverse community needs
- (iii) the provision of infrastructure for urban purposes
- (iv) planning principles that give effect to ecological sustainability and best practice urban design
- (v) the provision of an ongoing availability of affordable housing options for low to moderate income households.

The ULDA works with local governments, community, local landowners and the development industry to deliver commercially viable developments that include diverse, affordable, sustainable housing and use best-practice urban design principles.

1.2 Urban Development Area

The Moranbah Urban Development Area (UDA) was declared by regulation by the Minister for Infrastructure and Planning on 30 July 2010.

1.3 Purpose of the development scheme

The Moranbah UDA Development Scheme (the scheme) has been prepared in accordance with the Act and is applicable to all development on land within the boundaries of the UDA. It is a statutory instrument and has the force of law.

The purpose of the development scheme is to:

- » establish the vision for the UDA
- » regulate development to achieve the vision
- » identify infrastructure and other strategies and mechanisms to achieve the vision.

From the date of gazettal under a regulation, the development scheme replaces the Interim Land Use Plan for the UDA which commenced upon declaration.

1.4 Elements of the development scheme

The Moranbah UDA Development Scheme consists of:

- » a vision
- » a land use plan
- » an infrastructure plan
- » an implementation strategy.

The vision seeks to achieve for the UDA, the purposes of the Act and provides the basis for the land use plan, infrastructure plan and implementation strategy.

The UDA vision is expressed through the vision statement and Map 2: Vision Map.

The land use plan regulates development and states the preferred form of development in the UDA.

The infrastructure plan details the infrastructure necessary to support the land use plan for the UDA.

The implementation strategy describes other strategies and mechanisms that the ULDA will use to complement the land use plan and infrastructure plan to achieve the outcomes for the UDA.

2.1 Location

Moranbah is located in the Bowen Basin coal belt, approximately 200km south-west of Mackay in Central Queensland and is part of the Isaac Regional Council area.

Moranbah is experiencing high growth due to the current expansion pressures of the local coal mining operations within the area.

The Moranbah Urban Development Area (UDA) measures 1218 hectares which comprises a number of sites within the Moranbah township and a large site to the west of Goonyella Road.

The Moranbah UDA encompasses large areas of vacant land, part of the golf club and a small amount of residential and industrial land.

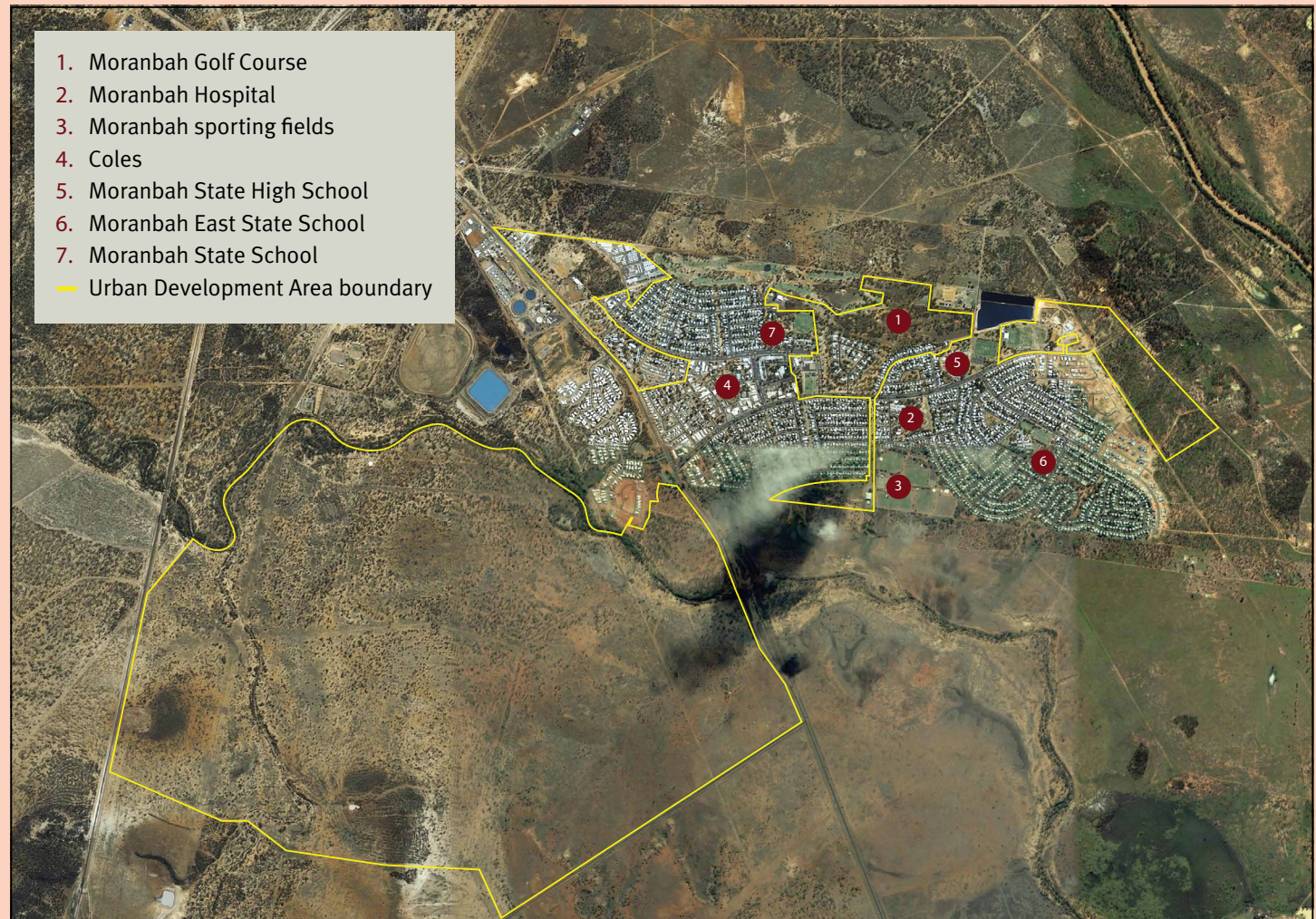
2.2 Vision Statement

The Moranbah UDA will assist in accommodating a thriving major regional activity centre which has a key role in supporting the expansion of the Bowen Basin mining industry. The UDA will provide more affordable housing through the improved supply of residential land and a greater range of housing types to suit the needs of the Moranbah community.

Redevelopment will be planned so that it reinforces the Moranbah Town Centre as the heart of retail and civic activity.

Within the UDA high quality non-resident worker accommodation will be integrated and managed within the town.

Map 1: Moranbah Urban Development Area



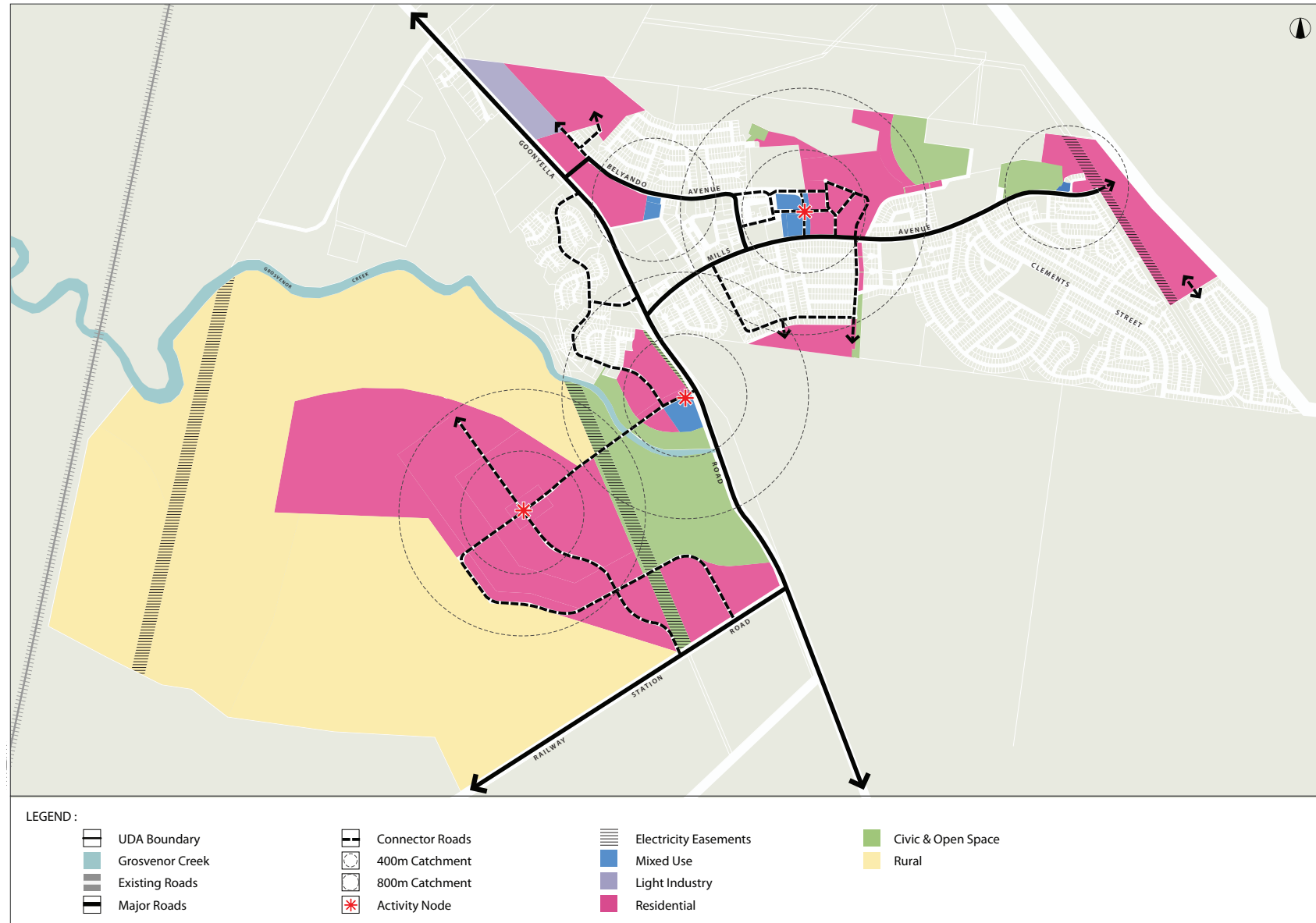
In particular the Moranbah UDA will:

- » House the future by:
 - » providing a variety of housing types that cater for the changing needs of the Moranbah community over time
 - » facilitating the reallocation of excess open space for residential purposes
 - » planning for a new south-west growth area, other smaller infill residential areas, and new housing in existing residential areas, offering a range of densities, types, designs, prices, home ownership and rental options to deliver a range of housing choices for low to moderate income families, key workers, singles, couples, first home buyers, retirees and non-resident workers
- » Be a connected place by:
 - » facilitating redevelopment of the Ted Rolfe Oval to reinforce the role of the Moranbah Town Centre as the retail and community focus
 - » using street treatments to reinforce clear, desirable routes for pedestrians and cyclists
 - » facilitating a street pattern and pathways that link parks to residential areas, and support local trips to nearby shops, schools and other community facilities
- » Manage environmental values by:
 - » promoting the use of shade trees in public areas and retaining trees that are significant
 - » applying best practice water sensitive urban design as appropriate for local conditions
 - » striking a balance between natural and built elements considering land form, climate and ecology to maximise environmental conservation, amenity and contribute to the desired landscape character
- » Be a thriving community by:
 - » providing business opportunities in the other business centres and industrial areas
 - » facilitating the availability of residential land to accommodate the demand for new housing
- » Be a liveable community by:
 - » creating smaller, better functioning open space areas that meet the needs of local residents, have better facilities and are less costly to maintain
 - » ensuring street patterns, the location of open spaces and planting, and the orientation and design of buildings and openings, capture and channel cooling breezes
 - » drawing on natural landforms and local vegetation to create distinctive neighbourhoods which enhance local amenity
 - » exploring new forms of hot arid architecture appropriate for the Moranbah context
- » promoting community health and wellbeing through neighbourhood design that supports a healthy and active lifestyle
- » ensuring use, works and reconfiguring of a lot are sensitive to the environment by using, where possible, efficient sources of energy and waste disposal
- » planning for necessary community, social and cultural infrastructure.
- » Provide for good neighbours by:
 - » addressing interfaces between new uses, existing developed areas and expected future uses, especially between residential and non-residential uses and between suburban residential uses and non-resident worker accommodation
- » Be a safe place to live by:
 - » designing open space, and placing housing and other occupied buildings to overlook open space and paths, to promote surveillance and personal safety
 - » locating and designing car parks to have regard to the safety of pedestrians, especially children.
- » Promote planning and design excellence by:
 - » becoming a modern, resilient and adaptable urban area that promotes connectivity, safety and accessibility whilst recognising what is important to the Moranbah community
 - » embracing a Queensland building style that is responsive to Moranbah's climate.

2.3 Vision Map

- » The Moranbah UDA Vision Map (refer to Map 2) illustrates:
 - » proposed infill residential areas that are currently allocated as open space or State reserves
 - » a large growth area on the south-west side of the town for suburban housing and non-resident worker accommodation
 - » existing areas of open space to be retained
 - » two new mixed use centres - one being the redevelopment of the Ted Rolfe Oval, which will reinforce and enhance the Moranbah Town Centre, and the other fronting Goonyella Road, to service future growth in the south-west area
 - » the existing industrial area to be retained for low impact industry.

Map 2: Vision Map



3.1 Components of the land use plan

Figure 1 details the components of the land use plan and explains their relationship to each other.

3.2 Development assessment procedures

3.2.1 Land use plan

The land use plan identifies the UDA development requirements to achieve the vision for the UDA.

3.2.2 UDA development requirements

The UDA development requirements are expressed through:

- (i) development criteria for the whole UDA (UDA-wide criteria)
- (ii) Moranbah UDA Zoning Plan
- (iii) development provisions for a specific zone (zone intent)
- (iv) tables specifying the level of assessment for development for each zone or precinct (level of assessment table)
- (v) development provisions for a specific precinct (precinct intents and precinct outcomes including precinct plans).

3.2.3 Levels of assessment

The levels of assessment for the carrying out

of development in the UDA are in the relevant level of assessment table for the zone or precinct:

- (i) column 1, UDA exempt development
- (ii) column 2, UDA self assessable development
- (iii) column 3A, UDA assessable development
- (iv) column 3B, UDA prohibited development.

3.2.4 Development consistent with the land use plan

UDA assessable development is consistent with the land use plan if:

- (i) the development complies with the UDA development requirements, or
- (ii) the development does not comply with the UDA development requirements but:
 - a. the development does not conflict with the vision for the UDA and
 - b. there are sufficient grounds to approve the development despite the non compliance with the UDA development requirements.

Otherwise, the UDA assessable development is inconsistent with the land use plan and must be refused.

In this section 'grounds' means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- (i) superior design outcomes
- (ii) overwhelming community need.

'Grounds' does not include the personal

Figure 1: Components of the land use plan and their relationship



circumstances of an applicant, owner or interested third party.

3.2.5 Development approval

Identification of development as UDA assessable development does not mean that a UDA development approval (with or without conditions) will be granted.

UDA assessable development requires a UDA development application to be lodged with the ULDA for assessment and decision. Approval is required for UDA assessable development to be undertaken.

3.2.6 Consideration in principle

The ULDA may accept, for consideration in principle, a proposed UDA development application (application for consideration in principle).

The ULDA will consider the application for consideration in principle and may decide the following:

- (i) supports all or part of the application, with or without qualifications that may amend the application
- (ii) opposes all or part of the application
- (iii) it cannot support or oppose the proposal until a detailed assessment is made through a UDA development application, or
- (iv) it has no established view on the proposal and can offer no indication of support or opposition.

The ULDA when considering a UDA development application:

- (i) is not bound by any decision made regarding an application for consideration in principle
- (ii) may give such weight as it considers appropriate to the decision in respect of the application for consideration in principle.

3.2.7 Development application

To the extent that the development requirements are relevant, they are to be taken into account in the preparation of UDA development applications and the assessment of those applications by the ULDA.

The infrastructure plan and implementation strategy may include further information, which should be taken into account in the preparation, design and feasibility of development proposals.

3.2.8 Notification requirements

Notification will be required in the following instances:

- » a non-residential use adjacent to land in the Residential Zone or a residential use
- » Non-resident worker accommodation
- » a residential use having a density considerably greater than that identified in either the zone provisions or precinct provisions.

A UDA development application will require

public notification if the development application is for a use, or of a size or nature which, in the opinion of the ULDA, warrants public notification.

Residential development in the Residential Zone that complies with the zone intent may not require public notification.

3.2.9 Plan of Development

A Plan of Development (PoD) may be included as part of a development application. A PoD details lot layout, the form and density of development, landscape intent and building control requirements.

The PoD must contain sufficient detail to enable approval of the proposal and establish the parameters for further development. The inclusion of a PoD may remove the need for future development approvals.

3.2.10 Relationship with local government planning scheme and SPA

This development scheme replaces the Moranbah Interim Land Use Plan (ILUP).

Unless this development scheme specifically applies a provision of a planning instrument or a plan, policy or code made under the *Sustainable Planning Act 2009* (SPA) or another Act, the development scheme prevails to the extent of any inconsistency with those instruments.

3.2.9 Land not included in a zone

This section applies to land which is not shown in the land use plan as being included in a zone (unallocated land).

Where the unallocated land is adjoined by land in a zone, the unallocated land is deemed to be included in that zone.

Where the unallocated land is adjoined by land included in different zones, the unallocated land is deemed to be included in those zones with the centreline of the unallocated land being the boundary between the zones.

3.3 UDA-wide criteria

The Moranbah UDA-wide criteria cover the following topics:

- » housing and community
- » centre vitality and employment
- » neighbourhood, block and lot design
- » building design
- » infrastructure, street design and parking
- » environment and sustainable development
- » community spaces and facilities
- » public realm.

For more detail regarding how to comply with the specific development requirements listed below refer to guidelines issued by the

ULDA¹ and available from the ULDA website www.uda.qld.gov.au.

3.3.1 Housing and community

The UDA delivers housing choice, affordability and accessibility.

New housing in the UDA:

- i. contributes to housing choice and diversity to meet the needs of the community, through a mix of densities, types, designs, tenures and levels of affordability, to cater for a range of lifestyles, incomes and lifecycle needs
- ii. deliver affordable housing which is designed and located so that it is well integrated into the community
- iii. deliver affordable housing to key workers not employed in the resource sector
- iv. deliver accessible housing to meet the changing needs of people and households over time
- v. deliver sustainable communities with a strong community identity and access to community facilities and services that meet diverse needs.

Planning and development processes provide opportunities for community engagement

Non-resident worker accommodation in the UDA:

- » is integrated within or on the edge of town
- » adequately provides for occupants
- » delivers a high level of on-site amenity.

3.3.2 Centre vitality and employment

The UDA delivers:

- » Redevelopment opportunities for areas within Ted Rolfe Oval to reinforce the Moranbah Town Centre as the focus for retail and civic activities
- » Commercial opportunities fronting Goonyella Road to support residential development in the south west growth area.
- » Appropriate signage.

Planning and design for centres and individual uses:

- » demonstrates best practice urban design that seeks to create active frontages to streets and other public places, particularly in and around the Moranbah Town Centre and the smaller retail/commercial node fronting Goonyella Road and along the main entrance to the south west growth area
- » recognize the economic role of Moranbah as a major regional activity centre and the primary activity centre for the Isaac Region
- » reinforce the respective functions of the town centre, the new retail centre

fronting Goonyella Road and promote their individual viability as business centres

- » provide adequate amenity and on-site facilities for the operation uses and the convenience, comfort, safety and enjoyment of users
- » mitigate impacts on nearby or adjoining sensitive uses (e.g. residential uses, schools) or road function, including through:
 - » orientation and location of buildings, on-site uses and access points (e.g. boundary setbacks, location of driveways, car parks, service or refuse collection areas) to address impacts on visual or acoustic amenity, or the safety of pedestrians or road users
 - » screening of buildings and on-site uses or equipment (e.g. screen structures, planting) to address impacts on visual or acoustic amenity, or visual privacy
 - » height of buildings to address impacts on amenity or privacy through overlooking
 - » design of buildings (e.g. arrangement of rooms, choice of materials, treatments or features for aesthetic or acoustic qualities) to address impacts on visual or acoustic amenity
 - » density, scale or intensity of use (e.g. number of dwelling units per hectare, gross floor area, road frontage, lot

size) to address impacts on amenity (e.g. from the extent of human or vehicle activity) or the safety and convenience of road users (e.g. from the volume of traffic generated)

- » operation of the use (e.g. hours of operation, number of employees, rubbish collection hours) to address impacts on visual or acoustic amenity
- » provision of vehicle parking (e.g. number of spaces, types of vehicles accommodated) to address impacts on the convenience or safety of occupants of nearby or adjoining uses, or impacts on visual amenity.

Advertising Devices:

- » cater for the needs of businesses to clearly identify the goods or services which are supplied to the public
- » are consistent with the scale and design of existing buildings and other works on the site
- » complement the streetscape in which they are located
- » where appropriate, reflect the character of the area
- » are sited and provided on premises having regard to safety and amenity.

3.3.3 Neighbourhood, block and lot design

New residential use, works and lots in the UDA are designed to:

- » maximise connectivity of new residential

¹ Including ULDA guidelines no. 01 Residential 30, ULDA guideline no. 3 Non-resident worker Accommodation, Affordable Housing Strategy, and the Accessible Housing and Environment and Sustainable Development guidelines.

areas to adjoining residential areas, and local retail, social and community facilities

- » be responsive to the scale and boundary set backs of existing adjoining residential areas, the local climate and site features
- » promote and facilitate walking and cycling including to local parks
- » promote personal safety and security through maximising casual surveillance of streets and public places
- » enhance character and amenity
- » maximise the use of existing infrastructure.

Planning and design in a new neighbourhood:

- » gives the neighbourhood a strong and positive identity by responding to site characteristics, setting, landmarks and views, and through clearly legible street networks, open space and use of streetscape elements
- » delivers an appropriate scale of buildings and density of use
- » incorporates principles for crime prevention through environmental design (CPTED)
- » identifies any areas appropriate for Multiple residential
- » ensures adequate visual and noise amenity through site and building design, structures and planting
- » maximises opportunities for views and

vistas

- » achieves a balanced mix of lot sizes to provide housing choice and streetscape variety
- » responds to natural features, including topography and natural drainage features
- » promotes healthy and active lifestyles by prioritising walking and cycling and connecting to facilities and services
- » appropriately manages solar access and provide opportunities to benefit from natural ventilation
- » integrates the neighbourhood with the surrounding area including the siting and form of buildings, streetscape elements, landmarks and views
- » provides parks that cater for a variety of functions and experiences and that are safe and accessible for users (refer to precinct plans for indicative locations)
- » maximises opportunities to provide pedestrian and cycle linkages through residential areas (refer to precinct plans for indicative locations)
- » locates and connects to services and utilities to maximise efficiency and ease of maintenance.

Planning and design for Non-resident worker accommodation:

- » identifies a suitable location
- » provides connections to services, facilities and networks in surrounding areas
- » preserves amenity to achieve desirable

integration

- » accommodates changing circumstances over time
- » caters appropriately for any on-site non-residential uses and facilities
- » provides access to infrastructure and community facilities and services
- » responds to the characteristics of the workers
- » provides for the safety and comfort of occupants.

3.3.4 Building design

Buildings are designed and sited on the lot to:

- » meet the needs of residents for privacy and protect the privacy of adjoining residents
- » provide adequate outdoor areas
- » incorporate appropriate building setbacks that account for slope and protect the amenity and privacy of adjoining uses, including the appropriate use of build to boundary walls
- » complement or enhance the character of the local neighbourhood and contribute to the creation of attractive and safe residential environments
- » ensure on-site car parking spaces do not dominate the streetscape or interfere with the efficient functioning of the street
- » have clearly defined front entries,

viewable from the street, and contribute towards the passive surveillance of the street

- » incorporate elements which provide diversity in building form and attractive frontages to all streets, the public realm and park network
- » integrate fencing into the building, street and park design
- » provide integrated solutions for energy reduction opportunities such as natural lighting, cross ventilation and passive cooling.

3.3.5 Infrastructure, street design and parking

New use, works and lots deliver:

- » efficient and effective use of infrastructure and services
- » efficient and safe street networks for all users
- » adequate car parking
- » do not prejudice future opportunities to accommodate public transport.

Infrastructure and Services:

- » are provided in a timely, orderly, integrated and coordinated manner to support urban uses and works
- » must be available or capable of being made available to support new uses and works (including key infrastructure such as roads, public transport, water supply, sewerage, drainage, park network, community facilities, electricity and

telecommunications)

- » are designed and constructed to allow for future developments in information technology and providing access to technology in neighbourhood facilities
- » are designed and constructed or provided to appropriate standards compatible with existing infrastructure or services owned or provided by the relevant infrastructure entity
- » are located and designed to maximise efficiency and ease of maintenance.

Street network planning and design:

- » connects to existing networks while ensuring acceptable levels of amenity and minimising negative impacts of through traffic
- » provides a safe and pleasant environment through lighting, pavement treatment and materials, clear sight lines and landscaping
- » provides movement networks for vehicles, pedestrians and bicycles that have a clear structure, provide a high level of internal accessibility and good external connections with the surrounding area
- » provides for pedestrian and cycle connections within the site which connect to existing facilities and support movement to key local and district destinations such as shops, schools, the park network and community facilities
- » minimises the impact of traffic noise on

residential development

- » does not unreasonably constrain future provision of public transport infrastructure and does not adversely impact on the function or operation of existing or future public transport corridors.

Planning and design of vehicle access and parking ensure:

- » safety and convenience for residents, visitors and service providers
- » adequate shade and visual amenity
- » adequately provides for the number and nature of vehicles expected.

3.3.6 Environment and sustainable development

Development responds to the constraints of the land² and delivers:

- » minimal emissions to land, water and atmosphere
- » protection from flood and bushfire risk
- » efficient use of land and resources
- » protection of amenity, ecological values and natural systems.

The design, siting and layout of development:

- » maintains the safety of people

² Applicants are required to demonstrate how the development will not be adversely affected by the constraints - see Appendix 2 n Constraints Map

and property from subsidence³, contamination, landslip, saline and dispersive soils and bushfire risk where in or adjoining bushland

- » ensures that all land and groundwater will be fit for purpose in accordance with accepted standards and practices
- » maintains and enhance the environmental values of the receiving waters and wetlands by sound catchment management practices
- » incorporates total water cycle management and water sensitive urban design principles
- » appropriately manages floodwater and stormwater
- » minimises air quality impacts arising from construction including dust, noise and traffic impacts
- » appropriately manages erosion and sediment during construction
- » achieves acceptable noise levels within 100 metres of a transport corridor
- » minimises adverse impacts on natural landforms and the visual amenity of the site enabling the local environmental values to flourish
- » maintains and enhance significant vegetation and provides appropriate landscaping

³ Ensure that land identified by the planning scheme as being potentially affected by subsidence caused by underground mining is either avoided or investigated to determine the safety of development.

- » retains vegetation where possible along streets and within park networks
- » promotes the efficient use of resources, maximises recycling opportunities and reduces waste generation
- » incorporates leading energy efficiency and water efficiency practices, maximises recycling opportunities and reduces waste generation
- » incorporates landscaping that contributes to the bushland character, flora and fauna habitat, and fauna movement, with street trees selected from species native and/or endemic to the Moranbah area
- » respects cultural heritage, places or items
- » minimises adverse impacts on amenity during construction
- » ensures compatibility of land uses is achieved (for example through appropriate mitigation measures such as buffering).

Rehabilitation

Where significant vegetation is being cleared development will be required to rehabilitate land in the Civic and Open Space Zone and in particular where such fronts Goonyella Road and is adjacent to Grosvenor Creek. Rehabilitation is to occur in accordance with the following ratios:

High Value Regrowth containing Endangered Regional Ecosystems - 2 for 1 by area.

All plants within the bed and banks of Grosvenor Creek - 1 for 1 by area.

All trees with a diameter of equal to or greater than 60cm measured at 1 metre above the ground level - 3 for 1 by number.

Please note that applicants will not be required to undertake extensive flora and fauna surveys of their sites but will be expected to provide sufficient detail to confirm or deny the presence of significant vegetation. Also note that the area to be rehabilitated is to be calculated based upon the area occupied by the root zone of the significant vegetation as defined in the table above. Rehabilitation activities are to be undertaken prior to commencement of development activities.

3.3.7 Community spaces and facilities

Planning and design of community spaces and facilities:

- » consolidate new uses and buildings around existing community uses of a compatible nature
- » provide adequate amenity and on-site facilities for the operation of the use and the convenience, comfort, safety or enjoyment of users
- » mitigate impacts on nearby or adjoining sensitive uses (e.g. residential uses, schools) or road function, including through:
 - » orientation and location of buildings, on-site uses and access points (e.g. boundary setbacks, location of driveways, car parks, service or refuse collection areas) to address

impacts on visual or acoustic amenity, or the safety of pedestrians or road users

- » screening of buildings and on-site uses or equipment (e.g. screen structures, planting) to address impacts on visual or acoustic amenity, or visual privacy
- » height of buildings to address impacts on amenity or privacy through overlooking
- » design of buildings (e.g. arrangement of rooms, choice of materials, treatments or features for aesthetic or acoustic qualities) to address impacts on visual or acoustic amenity
- » density, scale or intensity of use (e.g. number of dwelling units per hectare, gross floor area, road frontage, lot size) to address impacts on amenity (e.g. from the extent of human or vehicle activity) or the safety and convenience of road users (e.g. from the volume of traffic generated)
- » operation of the use (e.g. hours of operation, number of employees, rubbish collection hours) to address impacts on visual or acoustic amenity
- » provision of vehicle parking (e.g. number of spaces, types of vehicles accommodated) to address impacts on the convenience or safety of occupants of nearby or adjoining uses, or impacts on visual amenity.

3.3.8 Public realm

New uses, buildings and other works in the public realm, including civic spaces, parks, plazas, footpaths, town entries, urban streets and other shared community spaces, and notably in and around the Moranbah Town Centre and the retail/commercial node fronting Goonyella Road, is clearly delineated from, but integrated with, the private realm and comprises:

- » extensive use of shade trees along streets and within public and private spaces
- » furniture, materials, public information and artwork
- » selection of plants that are endemic to the local area and relevant to both the purpose of the vegetation (e.g. shade, land mark, screening) and the identity of Moranbah
- » an appropriate climate-based orientation and design, ensuring shade is provided, breezes are captured and optimal use is made of natural light
- » if associated with public or commercial buildings, buildings designed at ground level to integrate shopping, dining, and other outdoor activities, integrate with street plantings and provide continuous awnings to provide protection from the rain and sun
- » opportunities for meeting and gathering, and where appropriate, opportunities for informal and formal play
- » features that encourage surveillance and

overlooking of public spaces and places.

3.4 Zone Provisions

3.4.1 Zone Map

Map 3: Moranbah UDA Zoning and Precinct Map shows the location and boundaries of the zones and precincts in the UDA.

3.4.2 Zone Intents

Residential Zone

The residential zone is intended to cater for a range of residential types and densities including Multiple residential, Non-resident worker accommodation, Short-term accommodation and Other residential. Non-resident worker accommodation will be integrated within or on the edge of town. Map 2: Zoning and Precinct Map shows the location and boundaries of zones and precincts within the UDA.

Non-residential uses that provide direct support to residential uses may be suitable in the residential zone. Residential areas offer live/work opportunities which complement residential amenity.

Development is supported by necessary community facilities, other small-scale non-residential uses, and appropriate infrastructure to support the needs of the local community. However, non-residential uses can only be established where residential character and amenity are maintained, when the uses cater for the

needs of the immediate community and do not undermine the viability of any centres.

Commercial and retail uses are not generally located in the residential zone unless located in the designed Activity Centre in Precinct 2.

Home based businesses are encouraged within dwellings where they are of a scale and are operated in a manner that does not impact adversely on the amenity of the locality.

Areas of open space are included within the residential zone and contribute to the park network (generally in accordance with relevant precinct maps).

The zone may accommodate unanticipated interim land uses that do not compromise the long term use of the land for its intended purpose.

Building height is generally in the order of up to 3 storeys (11.5m) and density ranges from up to 15 to 60 dwellings per hectare dependant on location.

Higher densities are located around centres and open space as identified within the Precinct provisions. Development facilitates urban consolidation and the efficient use of physical and social infrastructure.

The residential densities apply only to house and multiple residential uses and do not apply to non-resident worker accommodation, other residential, relocatable home parks or short-term accommodation premises.

Mixed Use Zone

The Mixed Use Zone caters for Commercial, Retail, Residential, Sport, Recreation and Entertainment and Service and Community uses.

Building height and density for the Mixed Use Zone are generally 4 storeys and up to 60 dwellings per hectare.

Uses at ground level should contribute to the activation of the area/streets. Shop-top housing is considered appropriate.

Civic and Open Space Zone

The Civic and Open Space Zone caters for a range of publicly accessible outdoor recreation spaces and uses such as parks, pedestrian pathways and cycleways, as well as habitat preservation, revegetation and stabilisation works, land use buffers and management areas.

It is also intended that the zone may provide for the possibility of constructing structures such as boardwalks and pathways where located and designed to avoid adverse impacts on the environment or the need for revegetation or stabilisation works.

Depending on the function of the open space, ancillary structures and buildings such as shelters, amenity facilities, sporting clubs including club houses and associated off-street parking, picnic tables and playgrounds are provided where necessary.

Civic facilities, including public utilities for sewer and water, may be accommodated

in the zone where such uses do not detract from the amenity and natural values of the local area and maintain high standards of water quality.

Industry Zone

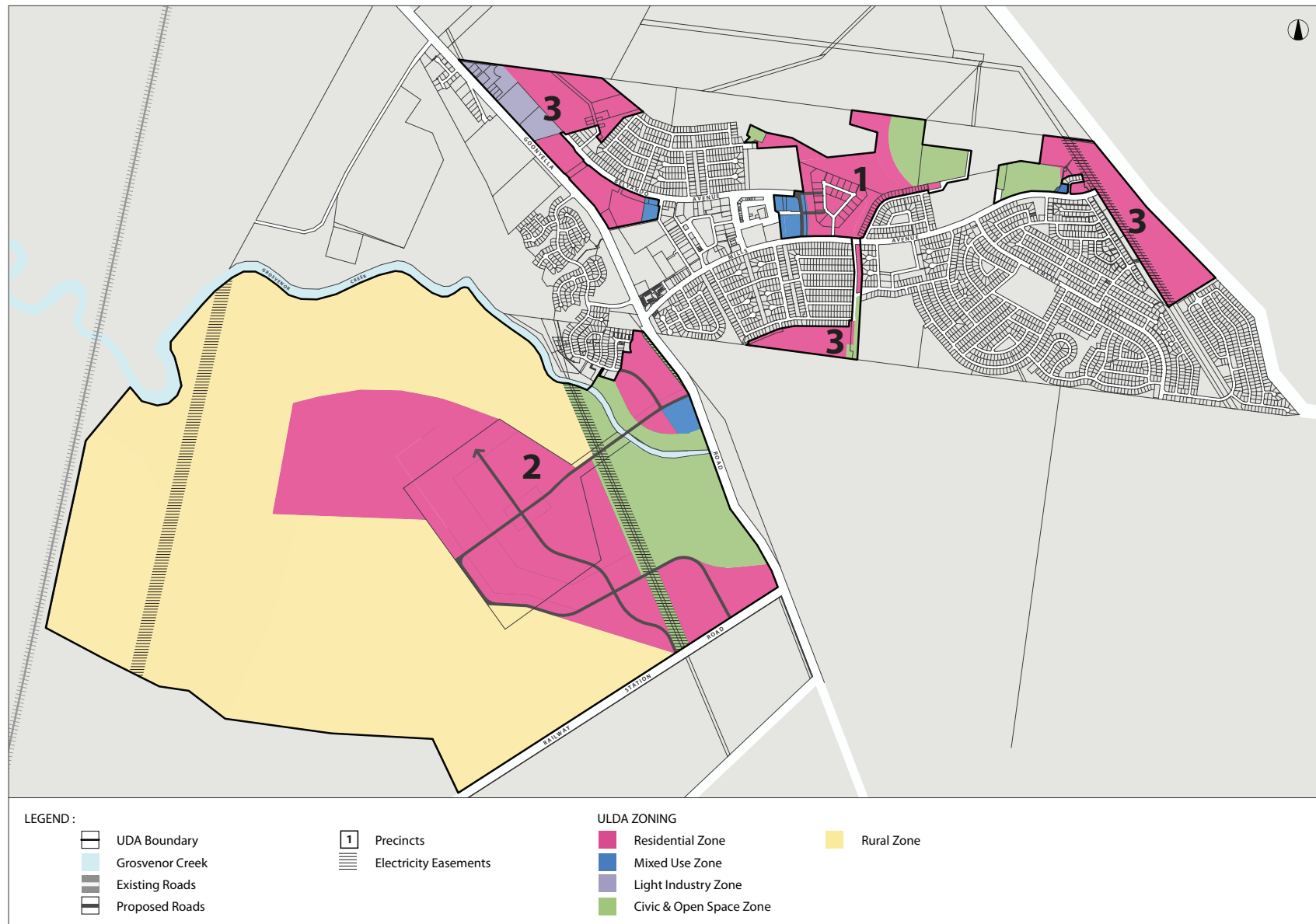
The Industry Zone caters for Low impact industry, Research and technological facilities and Service industry.

Business uses requiring, such as garden centres, hardware and trade supplies, outdoor sales and hire yard and produce stores are also catered for in the zone.

Rural Zone

The Rural Zone caters for Agriculture and Animal keeping and husbandry.

Map 3: Moranbah UDA Zoning and Precinct Map



Level of assessment table

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3 - UDA assessable development	
		Column 3A – Permissible development	Column 3B – Prohibited development
In the Residential Zone			
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> 1. Development specified in Schedule 1 2. Making a material change of use for a House on a lot 450m² with a minimum 12.5m frontage* 3. Making a material change of use where not involving building work (other than minor building work) for: <ul style="list-style-type: none"> » House » Multiple residential » Other residential. 	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p>	<p>All development, including development not defined in Schedule 2, other than development mentioned in Column 1, Column 2 or Column 3B.</p>	<p>Development for:</p> <ul style="list-style-type: none"> » Industrial uses.

* Note that approval under the Building Act and Queensland Development Code will be required.

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3A – UDA assessable development	
		Column 3A – Permissible development	Column 3B – Prohibited development
In the Mixed Use Zone			
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <p>1. Development specified in Schedule 1</p> <p>2. Making a material change of use where not involving building work (other than minor building work) for:</p> <p>» Community facility</p> <p>» Commercial uses</p> <p>» Educational establishment</p> <p>» Home based business</p> <p>» Multiple residential</p> <p>» Other residential</p> <p>» Food premises</p> <p>» Shop</p> <p>» Place of assembly.</p>	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p>	<p>All development, including development not defined in Schedule 2, other than development mentioned in Column 1, Column 2 or Column 3B.</p>	<p>Development for:</p> <p>» High impact industry</p> <p>» Extractive industry</p> <p>» Low impact industry</p> <p>» Noxious and hazardous uses.</p>
In the Civic and Open Space Zone			
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <p>1. Development specified in Schedule 1.</p>	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p>	<p>1. Operational work</p> <p>2. Reconfiguring of a lot</p> <p>3. Development for:</p> <p>» Rural uses</p> <p>» Emergency services</p> <p>» Environmentally relevant activities</p> <p>» Outdoor sport and recreation</p> <p>» Tourist attraction.</p>	<p>All development, including development not defined in Schedule 2, other than development mentioned in Column 1, Column 2 or Column 3A.</p>

Column 1 Exempt development	Column 2 UDA self assessable development	Column 3A – UDA assessable development	
		Column 3A – Permissible development	Column 3B – Prohibited development
In the Industry Zone			
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> 1. Development specified in Schedule 1 2. Making a material change of use where not involving building work (other than minor building work) for: <ul style="list-style-type: none"> » Low impact industry » Research and technology facility » Service industry » Warehouse. 	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p>	<p>All development, including development not defined in Schedule 2, other than development mentioned in Column 1, Column 2 or Column 3B.</p>	<p>Development for:</p> <ul style="list-style-type: none"> » Child care centre » Extractive industry » High impact industry » Noxious and hazardous industry » Residential uses » Tourism uses.
In the Rural Zone			
<p>If the land is not on the Environmental Management Register or Contaminated Land Register:</p> <ol style="list-style-type: none"> 1. Development specified in Schedule 1 2. Making a material change of use where not involving building work (other than minor building work) for: <ul style="list-style-type: none"> » Rural uses. 	<p>Environmentally relevant activities for which a code of environmental compliance has been made under the <i>Environmental Protection Regulation 2008</i>.</p>	<ol style="list-style-type: none"> 1. Operational work 2. Reconfiguring of a lot 3. Development for: <ul style="list-style-type: none"> » Rural uses » Environmentally relevant activities » Park. 	<p>All other development, including development not defined in Schedule 2, other than development mentioned in Column 3A.</p>

Precinct 1

Precinct Intent

This precinct provides for an extension of the town centre that is well integrated and encourages pedestrian activity in an attractive environment. The redevelopment of Ted Rolfe Oval will reinforce the Moranbah Town Centre as the focus for retail and civic activities. Residential uses within the precinct will be of a higher density closer to the town centre to increase walkability, and the adjacent Golf Course will provide a pleasant open space setting and amenity for the future residential uses.

Precinct Outcomes

- » Development occurs generally in accordance with Map 4.
- » Active, pedestrian oriented street frontages are promoted to all internal streets within the town centre and in particular:
 - » Should avoid having blank, or solid, or unglazed walls addressing the street; and
 - » Provide a minimum of 3m deep awning along the full length
 - » Building awnings and footpath street trees will provide shade and shelter and reinforce these active frontages as green spines connecting existing and future residential areas to the Town Centre.

- » Footpaths will be of a high quality with street trees, landscaping, pedestrian-scale lighting and street furniture and finished in accordance with the relevant standards and guidelines.
- » Map 4 illustrates the key network of public spaces and pedestrian and cycle paths which are to be provided for, or enhanced, within the UDA.
- » A centralized neighbourhood park is provided within the Arkana Terrace redevelopment area.
- » New roads and upgrading of existing roads are provided to make traffic movement more efficient within the precinct and provide increased vehicular access from the Town Centre precinct through to any Arkana Terrace area redevelopment.
- » Within the Mixed Use Zone, building height is up to 4 storeys.
- » Carparking, vehicular access and servicing for all non-residential uses are to be provided generally in accordance with relevant standards⁴
- » This precinct incorporates an open space buffer to the sewerage treatment plant located adjacent to the precinct in the north east. The boundary interface shown on Map 4 will be determined through the development assessment

⁴ The relevant standard is Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access located within the Planning Scheme for the Belyando Shire which commenced on 31st January 2009.

process, having regard to future sewerage treatment upgrades

- » The boundary interface between the future residential area and the golf course will be determined as part of the development assessment process and in consultation with the Moranbah Golf Club.

Ted Rolfe Oval Redevelopment

- » Redevelopment of the Ted Rolfe Oval site is intended to:
 - » include a full-line supermarket of approximately up to 400m² gross floor area, with up to 500m² gross floor area of associated retail uses
 - » be designed to visually and physically connect to the balance of the town centre in a way which contributes to the activity and coherence of the centre overall
 - » have its primary pedestrian entrance and building form oriented to the Council buildings and Town Square precinct
 - » create a major public space at the entrance which is activated by smaller scale and outdoor oriented retail uses
 - » physically and visually connect with the adjacent community centre and recreational facilities in a way which maintains safe and legible access and amenity for these facilities
 - » incorporate carparking, vehicular access and servicing either

underground or in the eastern and southern portions of the site

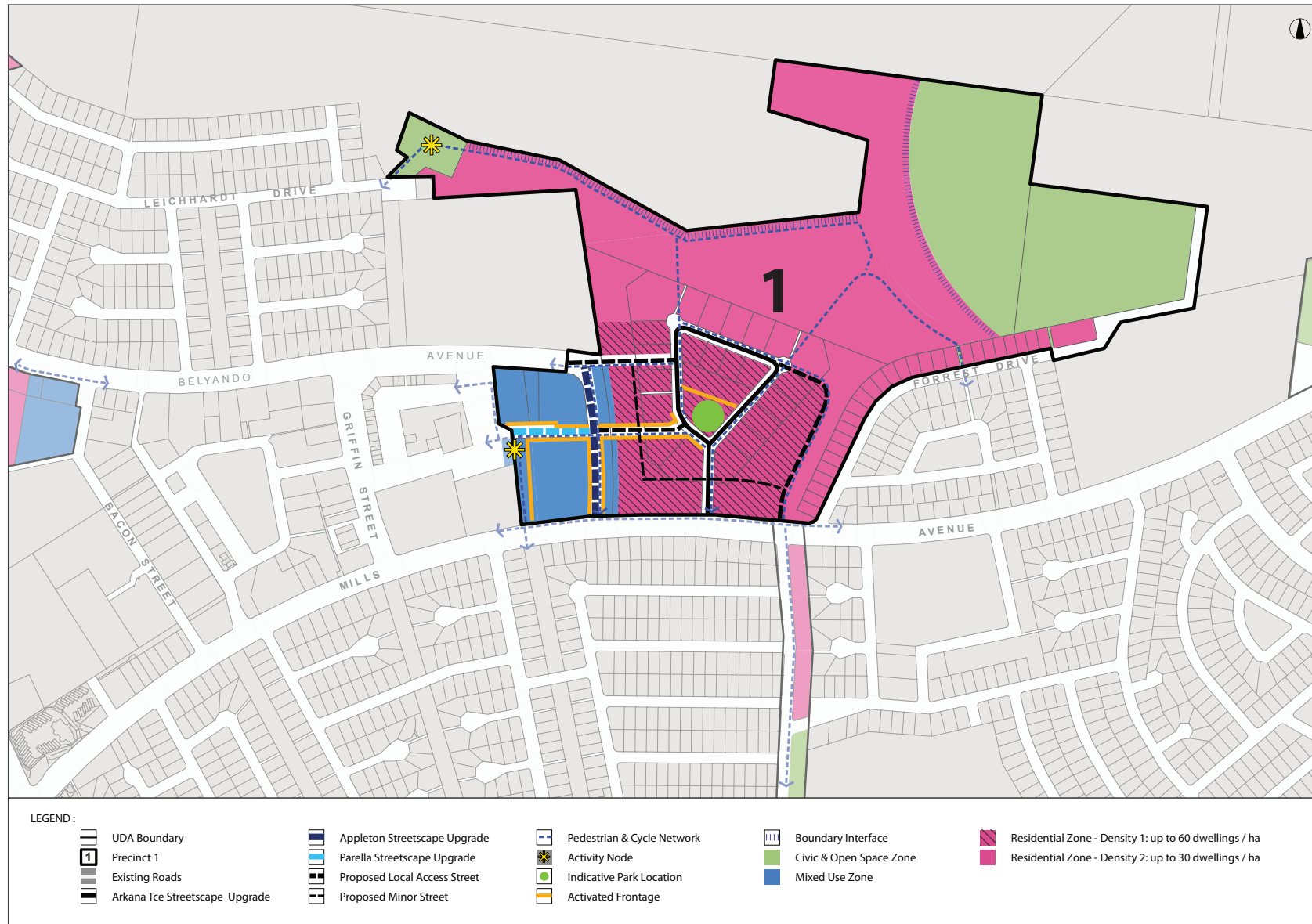
- » provide for screening or buffering of carparking and service areas in a manner which minimizes adverse impacts on the amenity of nearby residential areas
- » provide the flexibility to accommodate future commercial activities or mixed residential and commercial activities fronting Mills Avenue and Belyando Avenue
- » extend Belyando Avenue and Parella Street through to Arkana Terrace.
- » provide a traffic calmed environment to facilitate the safe movement of pedestrians across Parella Street through to Batchelor Parade in the mixed use zone
- » consider the rationalisation of Appelton Street to provide for one lane in each direction.

Development within the Civic and Open Space zone in Precinct 1

- » Assessment of uses within the Civic and Open Space Zone is undertaken in accordance with the associated Level of Assessment table and relevant standards⁵.

⁵ The relevant standards are the Performance Criteria and Acceptable Solutions within Section 4.5.2.3 of the Planning Scheme for the Belyando Shire which commenced on 31st January 2009. Where a conflict arises the UDA Development Scheme (including the definitions) and the ULDA Guidelines prevail over Section 4.5.2.3.

Map 4: Precinct 1 Map



Precinct 2

Precinct Intent

This precinct provides for substantial town expansion and offers a southern entrance statement to the town of Moranbah.

Consultation with the Department of Environment and Resource Management and Queensland Health is ongoing in relation to the suitability of urban development south of Grosvenor Creek. Depending on the outcome of this consultation if the preferred intent for this area cannot be realized then it is intended that the area will be designated for non-sensitive uses which may include sport and recreation, civic open space and industrial uses, and may also allow for the relocation of existing sporting facilities such as the race course⁶.

Precinct Outcomes

- » development occurs generally in accordance with Map 5: Precinct 2.
- » active, pedestrian oriented street frontages are provided generally where indicated on Map 5 and designed so that commercial and retail uses:
- » avoid having blank, or solid, or unglazed walls addressing the street;

and

- » provide a minimum of 3m deep awning along the full length for retail and commercial uses
- » provide awnings and footpath street trees for shade and shelter and reinforce these frontages as active pedestrian areas.

- » footpaths will be of a high quality with street trees, landscaping, pedestrian-scale lighting and street furniture and finished in accordance with the relevant standards and guidelines⁷.
- » Map 5 illustrates the key network of public spaces and pedestrian and cycle paths which are to be provided for within the UDA.
- » parks are provided within this precinct as indicatively shown on Map 5.
- » new roads are provided to this precinct from both Goonyella Road and Moranbah Railway Station Road as required.
- » building heights within this precinct are not to exceed 3 storeys in height (11.5m).
- » carparking, vehicular access and servicing for all non-residential uses are to be provided generally in accordance

with relevant standards⁸.

- » within this precinct the Rural and Civic and Open Space zones act as a buffer between the Residential zone and anticipated impacts from mining activities to the south, flooding and significant vegetation to the north and east and the Range Danger Area for the Moranbah Pistol Club to the west. The boundaries of the residential zone south of Grosvenor Creek have been informed by the anticipated mining impacts from the south and will be further refined in consultation with the Department of Environment and Resource Management and Queensland Health.
- » as Goonyella Road is the southern approach to the town all development fronting this road is to be designed so as to provide an attractive frontage and entrance through to the town.
- » the corner of Goonyella Road and Moranbah Railway Station Road is to be a key visual entry statement for the town with the incorporation of attractive landscaping.
- » a safe pedestrian and cycle crossing is provided across Goonyella Road.
- » vegetation located within and adjacent to, and development located adjacent to the electricity easements are provided and maintained in accordance with

relevant standards⁹.

- » Q100 flood free road access must be provided to any development within this precinct. If flood free access is provided via Moranbah Railway Station Road then any bridge over Grosvenor Creek must be designed to withstand Q25 flood events.

Activity Centre

- » A small scale activity centre (indicatively located as shown on Map 5) can be provided to serve the surrounding neighbourhoods but must be of a nature and scale that does not detract from the intended function or viability of the town centre or the development within the Mixed Use zone fronting Goonyella Road.
- » The activity centre may incorporate a neighbourhood or community centre and accommodate ancillary small scale retail and commercial uses however it is intended that the majority of these uses would be for cafe's and restaurants with activated street frontages¹⁰.

Development within the Mixed Use Zone in Precinct 2

- » Development within the mixed use zone in this precinct is intended to provide

⁶ The Proposed Development Scheme would be amended accordingly and the Submitted Development Scheme would incorporate non-sensitive land uses south of Grosvenor Creek. A potential scenario that could be considered is the Potential alternative draft structure plan which formed part of the Draft Structure Plan community consultation. This plan is shown in Appendix 1.

⁷ The relevant standard is Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access located within the Planning Scheme for the Belyando Shire which commenced on 31st January 2009.

⁸ The relevant standard is Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access located within the Planning Scheme for the Belyando Shire which commenced on 31st January 2009.

⁹ The relevant standard is Schedule 2, Division 4: Powerline/Electricity Easements contained within the Planning Scheme for the Belyando Shire which commenced on 31st January 2009.

¹⁰ The scale, nature and location of Commercial and Retail uses are provided in accordance with the Moranbah Retail and Commercial Assessment prepared for Urban Land Development Authority by MacroPlan Australia, December 2010 n Final Report.

service and convenience uses for the neighbouring residential areas. The size of these facilities is not to detract from the intended function or viability of the town centre¹¹.

- » Showrooms for bulky goods premises are considered to be an appropriate use within this zone in this location¹².

Development within the Rural Zone in Precinct 2

- » Assessment of uses within the Rural Zone is undertaken in accordance with the Precinct provisions, UDA Wide Criteria and relevant standards¹³.

Development within the Civic and Open Space Zone in Precinct 2

- » *Assessment of uses within the Civic and Open Space Zone is undertaken in accordance with the Precinct provisions, UDA Wide Criteria and relevant*

standards¹⁴.

This precinct may accommodate unanticipated interim land uses that do not compromise the long term use of the land for its intended purpose.

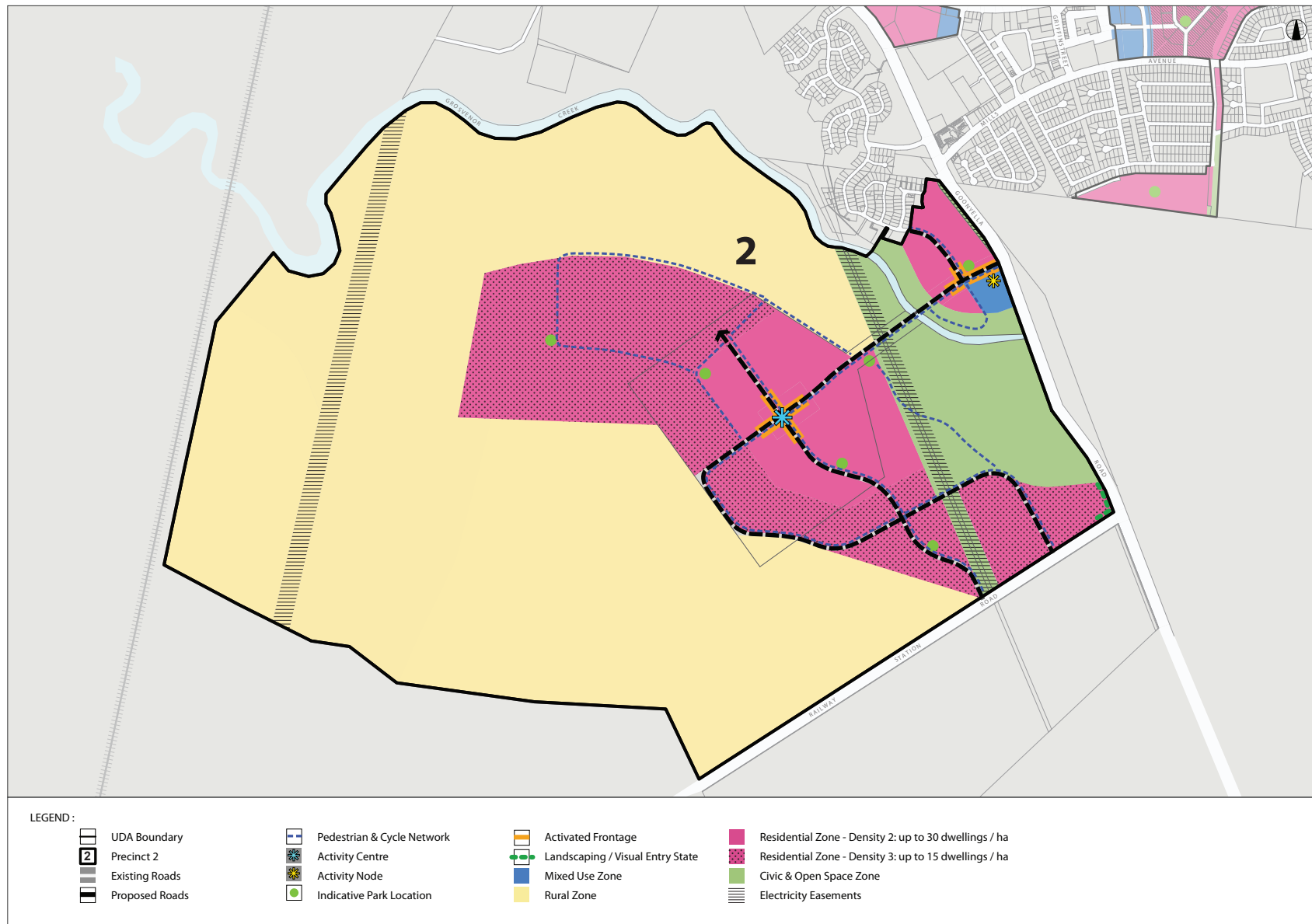
¹¹ The scale, nature and location of Commercial and Retail uses are provided in accordance with the Moranbah Retail and Commercial Assessment prepared for Urban Land Development Authority by MacroPlan Australia, December 2010 ñ Final Report.

¹² The scale, nature and location of Commercial and Retail uses are provided in accordance with the Moranbah Retail and Commercial Assessment prepared for Urban Land Development Authority by MacroPlan Australia, December 2010 ñ Final Report.

¹³ The relevant standards are the Performance Criteria and Acceptable Solutions within Section 4.1.2.3 of the Planning Scheme for the Belyando Shire which commenced on 31st January 2009. Where a conflict arises the UDA Development Scheme (including the definitions) and the ULDA Guidelines prevail over Section 4.1.2.3.

¹⁴ The relevant standards are the Performance Criteria and Acceptable Solutions within Section 4.5.2.3 of the Planning Scheme for the Belyando Shire which commenced on 31st January 2009. Where a conflict arises the UDA Development Scheme (including the definitions) and the ULDA Guidelines prevail over Section 4.5.2.3.

Map 5: Precinct 2 Map



Precinct 3

Precinct Intent

This precinct is primarily intended to provide choice and diversity of housing options ranging from single detached to multi-unit dwellings and accommodation for non-resident workers.

Precinct Outcomes

- » Development occurs generally in accordance with Map 6.
- » Footpaths will be of a high quality with street trees, landscaping, pedestrian-scale lighting and street furniture and finished in accordance with the relevant standards and guidelines.¹⁵
- » Map 6 illustrates the key network of public spaces and pedestrian and cycle paths which are to be provided for within the UDA and beyond.
- » Neighbourhood park are provided within this precinct as indicatively shown on Map 6.
- » Building heights within this precinct are not to exceed 3 storeys in height (11.5m) .
- » Carparking, vehicular access and servicing for all non-residential uses are to be provided generally in accordance

with relevant standards.¹⁶

- » This precinct incorporates residential zoning located adjacent to the sewerage treatment plant. A buffer may be required to the sewerage treatment plant and will be determined through the development assessment process, having regard to future sewerage treatment upgrades.
- » Vegetation located within and adjacent to, and development located adjacent to the electricity easements are provided and maintained in accordance with relevant standards.¹⁷

Development within the Mixed Use Zone in Precinct 3

- » Within this precinct the mixed use zone located adjacent to the west of the Moranbah Town Centre is intended to primarily incorporate community and neighbourhood uses.
- » The mixed use zone located on Mills Avenue and adjacent to the leagues club is intended to be retained for child care centre uses.

Development within the Civic and Open Space Zone in Precinct 3

- » Assessment of uses within the Civic and Open Space Zone is undertaken in accordance with the associated Level of Assessment table and relevant standards¹⁸.

Development within the Industry Zone in Precinct 3

- » Assessment of uses within the Industry Zone is undertaken in accordance with the associated Level of Assessment table and relevant standards¹⁹.

¹⁵ The relevant standard is Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access located within the Planning Scheme for the Belyando Shire which commenced on 31st January 2009.

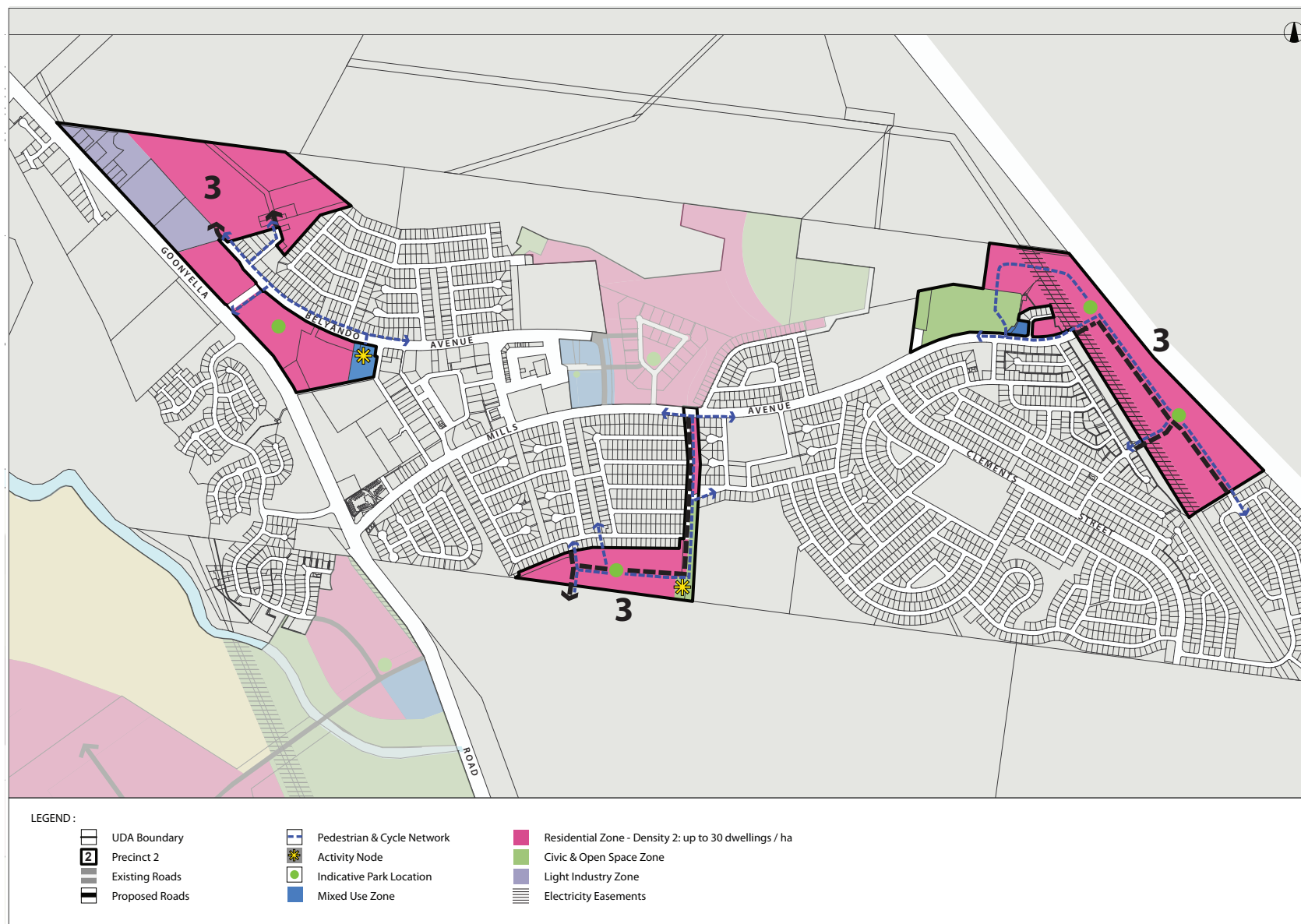
¹⁶ The relevant standard is Schedule 1, Division 2: Standards for Roads, Carparking, Manoeuvring Areas and Access located within the Planning Scheme for the Belyando Shire which commenced on 31st January 2009.

¹⁷ The relevant standard is Schedule 2, Division 4: Powerline/Electricity Easements contained within the Planning Scheme for the Belyando Shire which commenced on 31st January 2009.

¹⁸ The relevant standards are the Performance Criteria and Acceptable Solutions within Section 4.5.2.3 of the Planning Scheme for the Belyando Shire which commenced on 31st January 2009. Where a conflict arises the UDA Development Scheme (including the definitions) and the ULDA Guidelines prevail over Section 4.5.2.3.

¹⁹ The relevant standards are the Performance Criteria and Acceptable Solutions within Section 4.4.2.3 of the Planning Scheme for the Belyando Shire which commenced on 31st January 2009. Where a conflict arises the UDA Development Scheme (including the definitions) and the ULDA Guidelines prevail over Section 4.4.2.3.

Map 6: Precinct 3 Map



Infrastructure Plan

Infrastructure requirements to achieve the vision for the UDA will be determined through the development assessment process, imposed as conditions of a UDA development approval for development and delivered as part of the building and operational works on the site.

Infrastructure will include:

- » Parks
- » Roads
- » Pedestrian/cycle networks
- » Water supply and sewerage
- » Stormwater management
- » Telecommunications
- » Power
- » Community facilities.

Infrastructure charges will be based on Isaac Regional Council's applicable infrastructure charging document for the area in force at the time of declaration of the UDA. These charges will be indexed each year by the five year rolling average of the Queensland Roads and Bridges Index.

Infrastructure delivered as part of the development may be credited against the monetary contribution that would otherwise apply.

State infrastructure funding, where necessary, may be sought under the normal budgetary processes and will be part of an approved State agency capital program.

State controlled roads shall be upgraded in accordance with agreements with DTMR.

Listed below is infrastructure currently identified for the Moranbah UDA.

Infrastructure	Description of works
Parks	New neighbourhood parks provided in association with new residential.
Walking and cycling tracks	New footpaths and footpath upgrades within the UDA and connecting to associated external facilities.
Roads and streets	Extension of Tallon Street in association with development of the boxing club site.
	Upgrading Parella Street to enhance pedestrian safety and walkability from Appleton Street through to the Town Centre.
	Rationalisation of Appleton Street to allow for one lane of traffic movements in each direction.
	Bridge over Grosvenor Creek connecting to development areas south of the creek. This is to be provided in association with any development south of Grosvenor Creek in Precinct 2.
	New roads and streets to service the community in the UDA.
Water supply and sewerage	Water and sewerage services for the development that connect to existing networks.
Stormwater management	New works linking with external stormwater management works.
Community facilities	In accordance with the Blackwater and Moranbah social, cultural and community infrastructure analysis to be completed in 2011.

Implementation Strategy

The implementation strategy describes other strategies and mechanisms that the ULDA will use to complement the land use plan and infrastructure plan to achieve the vision for the UDA.

The strategy identifies each of the implementation mechanisms and the purpose of the *Urban Land Development Act 2007* (the Act) that each is seeking to achieve.

Implementation mechanisms	Relevant purpose of the Act
Preparing a UDA development application	
<ul style="list-style-type: none"> » ULDA guideline no. 01 Residential 30 » ULDA Accessible Housing Guideline » ULDA Environment and Sustainable Development Guideline » ULDA Affordable Housing Strategy » ULDA Non-resident Worker Guideline 	<ul style="list-style-type: none"> » Provision of a range of housing options to address diverse community need. » Provision of an ongoing availability of affordable housing options for low to moderate income households. » Planning principles that give effect to ecological sustainability and best practice urban design.
Development assessment process	
<ul style="list-style-type: none"> » Development Assessment Supplementary Guide » Development Assessment Certification Procedures Manual 	<ul style="list-style-type: none"> » Availability of land for urban purposes.
Provision of infrastructure	
<ul style="list-style-type: none"> » Identifying third party funding opportunities. 	<ul style="list-style-type: none"> » Provision of infrastructure for urban purposes.
<ul style="list-style-type: none"> » Determining in consultation with DTMR, upgrading and/or contributions to upgrading of state controlled roads in the vicinity of the UDA. 	<ul style="list-style-type: none"> » Provision of infrastructure for urban purposes.
<ul style="list-style-type: none"> » Identifying in consultation with Isaac Regional Council, State agencies and community organisations opportunities to accommodate small community and cultural groups within the UDA. 	<ul style="list-style-type: none"> » Provision of infrastructure for urban purposes.
Riverbank Management	
<ul style="list-style-type: none"> » Investigate options for the maintenance or enhancement of the marine environment of the bed and banks of Grosvenor Creek 	<ul style="list-style-type: none"> » Planning principles that give effect to ecological sustainability and best practice urban design.
Community engagement	
<ul style="list-style-type: none"> » Provide ongoing information to the community (Factsheets, newsletters, letterbox drops, newspaper articles etc) » Engage the community in planning and design projects » Work with Isaac Regional Council, state and federal government agencies and community organisations to facilitate a coordinated employment and training program in Moranbah. 	<ul style="list-style-type: none"> » Planning principles that give effect to ecological sustainability and best practice urban design. » Provision of a range of housing options to address diverse community need.

Implementation mechanisms	Relevant purpose of the Act
<ul style="list-style-type: none"> » Assess the existing provision of social, community and cultural facilities and services » Report on the future demand for social, community and cultural facilities and services in response to population growth » Work with Isaac Regional Council, State and federal government agencies and community organisations to address identified needs in the provision of facilities and services in Moranbah. 	<ul style="list-style-type: none"> » Availability of land for urban purposes. » The provision of a range of housing options to address diverse community need. » Provision of infrastructure for urban purposes. » Planning principles that give effect to ecological sustainability and best practice urban design. » Provision of an ongoing availability of affordable housing options for low to moderate income households.

Schedule 1: Exempt development

Building work
Carrying out building work associated with a material change of use that is UDA exempt or self assessable development unless otherwise specified.
Carrying out building work associated with an approved material change of use.
Minor building work or demolition work except where the building is identified as a heritage registered place.
Material change of use of premises
Making a material change of use of premises implied by building work, plumbing work, drainage work or operational work if the work was substantially commenced by the state, or an entity acting for the state, before 31 March 2000.
Making a material change of use of premises for a class 1 or 2 building under the Building Code of Australia (BCA) part A3, if the use is for providing support services and short term accommodation for persons escaping domestic violence.
Making a material change of use of premises for a park.
Reconfiguring a lot
Reconfiguring a lot under the <i>Land Title Act 1994</i> , if the plan of subdivision necessary for the reconfiguration is: <ul style="list-style-type: none"> (a) a building format plan of subdivision that does not subdivide land on or below the surface of the land (b) for the amalgamation of two or more lots (c) for the incorporation, under the <i>Body Corporate and Community Management Act 1997</i>, section 41, of a lot with common property for a community titles scheme (d) for the conversion, under the <i>Body Corporate and Community Management Act 1997</i>, section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme (e) in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, of land by: <ul style="list-style-type: none"> (i) a constructing authority, as defined under that Act, for a purpose set out in parts 1-13 (other than part 10, second dot point) of the Schedule to that Act or (ii) an authorised electricity entity (f) for land held by the State, or a statutory body representing the State and the land is being subdivided for a purpose set out in the <i>Acquisition of Land Act 1967</i>, parts 1-13 (other than part 10, second dot point) whether or not the land relates to an acquisition (h) for the <i>Transport Infrastructure Act 1994</i>, section 240 (i) in relation to the acquisition of land for a water infrastructure facility.
Subdivision involving road widening and truncations required as a condition of development approval.
Operational work
Operational work, or plumbing or drainage work (including maintenance and repair work) if the work is carried out by or on behalf of a public sector entity authorised under a State law to carry out the work.
Erecting no more than one (1) satellite dish on premises, where the satellite dish has no dimension greater than 1.8 metres.

Filling or excavation where: <ul style="list-style-type: none"> a. to a depth of one vertical metre or less from ground level or b. top dressing to a depth of less than 100 vertical millimetres from ground level
Carrying out operational work if consistent with an approved Plan for Development for a precinct.
Carrying out operational work associated with a material change of use that is UDA exempt development (excluding park).
Carrying out operational work associated with an approved material change of use.
Carrying out operational work associated with the decontamination of land.
Carrying out operational work that is clearing of vegetation: <ul style="list-style-type: none"> (a) other than Significant vegetation and Significant Vegetation where the clearing is consistent with an approved Plan of Development (b) carried out by or on behalf of Isaac Regional Council or a public sector entity, where the works being undertaken are authorised under a state law (c) in accordance with the conditions of a UDA development approval for a material change of use or reconfiguring a lot.
Carrying out operational work that is the placing of advertising devices that: <ul style="list-style-type: none"> » do not exceed 5m² for commercial, industrial, recreational or entertainment use » are attached to front fence or facade of main building » so not project more than 150mm from front facade or front fence » are not illuminated » contain name of business or operator, use on premises, contact details or name and address of building and » comprise no more than two signs.
Operational work (including maintenance and repair work) if the work is carried out by or on behalf of a public sector entity authorised under a state law to carry out the work.
Plumbing or drainage work
Carrying out plumbing or drainage work.

All aspects of development
Development directed to be carried out under a notice, order or direction made under a State law.
Development for a Home based business.
Development undertaken by the state, or a statutory body representing the state, for the purposes of public housing.
Development consistent with an approved Plan of Development.
Development for a utility installation, being an undertaking for the supply of water, hydraulic power, electricity or gas, of any development required for the purpose of that undertaking by way of:
(a) development of any description at or below the surface of the ground
(b) the installation of any plant inside a building or the installation or erection within the premises of a generating station of any plant or other structures or erections required in connection with the station
(c) the installation or erection of an electricity distribution or supply network (and any components of such a network) which operates at voltages up to and including 33 kilovolts, excluding new substations.

Schedule 2: Definitions

Use Definitions

Commercial Uses

Business

Means the use of premises for administration, clerical, technical, professional or veterinarian services or other business activity where any goods or materials made, sold or hired on the premises are ancillary.

Medical centre

Means the use of premises for the medical care and treatment of persons not resident on the site. The term includes medical centre, dental clinics, pathology labs, naturopath clinics, chiropractic clinics, natural medicine practices, counselling rooms, psychiatric and psychological consulting rooms, premises used for nursing services and the like. The term does not include home based businesses, hospitals, retirement villages or aged care facilities.

Sales office and display home

Means the use of premises (including a caravan or relocatable home structure) for the promotion and/or sale of land and/or buildings within an estate, where such premises are located within the estate which is proposed to be promoted or sold.

Industrial Uses

Extractive industry

Means the use of premises for extraction of sand, gravel, soil, rock, stone or similar substance from land. The term includes ancillary storage, loading or cartage and any crushing, screening, washing, blending or other treatment processes of material extracted from the site.

High impact industry

Means the use of premises for industrial activities which have significant off-site impacts such as air and noise emissions. Examples include asphalt manufacturing, boiler making, brewery, engineering works, glass or glass fibre making and timber mills.

Low impact industry

Means the use of premises for industrial activities which have minimal impacts on non-industrial uses and where impacts such as noise and air emissions are able to be readily mitigated. Examples include small engine repair workshop and vehicle workshop.

Noxious and hazardous

Means the use of premises for industrial activities that have extreme adverse impacts on other land uses. These impacts include air, noise and water emissions, the potential for fire, explosions and toxic releases.

Research and technology facility

Means the use of premises for innovative and emerging technological industries involved in research, design, manufacture, assembly, testing, maintenance and storage of machinery, equipment and components. Examples include aeronautical engineering, computer component manufacturing, medical laboratories.

Service industry

Means the use of premises for industrial activities where manufactured goods are sold or repaired or commercial services are provided.

Warehouse

Means the use of premises for the storage of goods whether or not in a building, including self storage facilities or storage yards.

Residential Uses

Home based business

Means the use of a House or Multiple residential for an occupation or business activity as a secondary use where:

- » the floor area used specifically for the home business does not exceed 50m²
- » any visitor accommodation does not exceed 4 visitors
- » there is no hiring out of materials, goods, appliances or vehicles
- » there is only one sign related to the Home business, located within the premises or

on a fence facing the road

- » there is no repairing or servicing of vehicles not normally associated with a house
- » there is no industrial use of premises
- » the maximum height of a new building, structure or object does not exceed the height of the house and the setback is the same as, or greater than, buildings on adjoining properties.

House

Means the use of premises for residential purposes where freestanding on its own lot used as one self contained dwelling. The term includes secondary dwelling.

Secondary dwelling means a self contained dwelling unit, containing no more than 2 bedrooms, used for residential purposes where located in conjunction with an existing house on the one lot.

Multiple residential

Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

Non-resident worker accommodation

Means the use of premises for accommodating non-resident workers connected with the mining industry and the provision of associated infrastructure, such as railways (including mining, construction or operational camps, workers accommodation and single person's quarters), if workers stay on an ongoing basis in accordance with a work roster.

The term may include ancillary facilities such as dining facilities, kiosk, amenities and recreation facilities commensurate with the needs of the intended community.

The term does not include the use of premises for accommodation for occasional or irregular visitors associated with these industries.

Other residential

Means the use of premises for the accommodation and care of aged and retired people, small groups of disadvantaged persons or persons who are being nursed, require ongoing supervision/support or are convalescing. This term may include but is not limited to ancillary dining and recreation facilities, administration offices, laundries, kitchens, ancillary medical facilities and residential accommodation for management and staff.

Relocatable home park

Means the use of premises for relocatable dwellings that provide long term residential accommodation.

The term includes ancillary facilities such as amenities, laundries, kitchens and recreation facility for persons associated with the development. It also includes a manager's office and residence.

Short-term accommodation

Premises used to provide short-term accommodation for the general public which may be self-contained.

The use may include a manager's residence and office and the provision of recreation facilities for the exclusive use of residents.

Retail Uses**Fast food premises**

Means the use of premises for the preparation and sale of food to the public generally for immediate consumption off the premises. The term may include drive through facilities and ancillary facilities for the consumption of food on the premises.

Food premises

Means the use of premises for the preparation and sale of food and drink to the public for consumption on or off the site. The term includes a cafe, restaurant, coffee shop, bistro, tea room, milk bar, snack bar, kiosk, take-away, but does not include fast food premises as separately defined.

Market

Means the use of premises for the display and sale of goods to the public on a regular but infrequent basis, where goods are primarily sold from temporary structures such as stalls, booths or trestle tables. The use includes ancillary food and beverage sales and ancillary entertainment provided for the enjoyment of customers.

Service station

Means the use of premises for the retail sale of fuel including petrol, liquid petroleum and automotive distillate to refuel motor vehicles.

Shop

Means the use of premises for the display, sale or hire of goods to the public. The term includes the incidental storage of goods on the premises and the ancillary or incidental preparation of food. It also includes hairdressing, minor appliance repairs, alterations, retail dry cleaning, liquor store, department store, discount department store, discount variety stores and betting agencies. The term does not include the types of repairs as separately defined by light industry.

Shopping centre

Means the use of premises for display, sale or hire of goods comprising two or more individual tenancies, comprising primarily shops and which function as an integrated complex.

Showroom

Means the use of premises for the display and sale of goods primarily of a bulky nature and of a similar or related product line. The term also includes storage.

Rural Uses**Agriculture**

Means the use of premises for commercial purposes for the:

- » growing and harvesting of trees, crops, pastures, flowers, fruit, turf, vegetables and the like for commercial or business purposes. The definition includes the storage and packing of produce grown on the subject site and the repair and servicing of machinery and other ancillary activities
- » breeding, keeping, rearing, training, boarding or stabling of animals.

Animal keeping and husbandry

Means the use of premises for keeping, depasturing, grazing or stabling of any animal, bird, insect and reptile. The term includes the use of land for keeping, breeding, stabling, training or boarding animals.

Service and Community Uses**Caretaker's accommodation**

The residential use of part of a premises where in connection with a non residential use on the same premises.

Car park

Means the use of premises for the parking of motor vehicles where such parking is not ancillary to some other development on the same site.

Cemetery

Means the use of premises for the interment of the dead. The term does not include a crematorium or funeral parlour.

Child care centre

Means the use of premises for the minding or care, but not residence of children generally under school age. The use includes but is not limited to a kindergarten, creche or early childhood centre.

Community facility

Means the use of premises for social or community purposes, such as a community centre, library, public building or the like.

Crematorium

Means the use of premises for cremating human corpses after death. The term does not include a funeral parlour or cemetery.

Educational establishment

Means the use of premises for systematic training and instruction, including any other ancillary facility. This definition includes prep facilities, primary school, secondary school, college, university, technical institute, academy or other educational centre.

This term may include residential

accommodation and other ancillary uses provided for the employees and the students of such premises.

Emergency service

Means the use of premises for services which respond to community need in an emergency.

Environmentally relevant activities

As defined in the *Environmental Protection Act 1994*.

Funeral parlour

Means the use of premises for arranging and conducting funerals, memorial services and the like, but does not include burial and cremation. The definition includes the storage and preparation of bodies for burial or cremation and includes a mortuary and funeral chapel. The term does not include a cemetery or crematorium.

Hospital

Means the use of premises for the medical or surgical care or treatment of persons accommodated on the premises to receive this care or treatment.

The use includes care or treatment of persons such as emergency patients or out-patients not residing on the premises

Place of assembly

Means the use of premises for worship and activities of a religious organisation, community or association.

Utility installation

Means the use of premises for the purpose of providing utility or telecommunications services, which does not fall within the Schedule of Facilities and Areas under the *Telecommunications Act 1997*. The term may include but is not limited to:

- » a telecommunications tower more than 5m in height
- » an equipment shelter of more than 7.5m² in area and 3m in height.

Sport, Recreation and Entertainment Uses**Club**

Means the use of premises by persons associated (whether incorporated or not) for social, literary, political, sporting, athletic or other similar purposes to which the general public may also resort and which is, or intends to be, subject to a club licence under the *Liquor Act 1992*. The premises may also include the provision of food and beverages, limited live or recorded entertainment and gaming machines.

Indoor sport, entertainment and recreation

Means the use of premises for leisure, sport or recreation conducted wholly or mainly indoors such as indoor sports and fitness centres, gyms, bowling alleys, squash courts and the like.

Indoor entertainment

Means the use of premises for sport, physical exercise, recreation and public entertainment predominantly within a building. The term includes facilities commonly described as sports centre, gymnasium, convention centres, amusement and leisure centres, cinema, nightclub, adult entertainment theatre and hotel.

Outdoor sport and recreation

Means the use of premises for any sporting or recreational activity, or other leisure past time, which is conducted wholly or mainly outside of a building.

The term includes such typical premises as (outdoor) public swimming pools, golf courses and driving ranges, outdoor courts and sportsgrounds, and the like. The term also includes the provision of a clubhouse and other ancillary facilities.

Park

Means the use of premises by the public for free recreation and enjoyment, but used infrequently for events.

Facilities for park users may include children's playground equipment, informal sports fields, vehicle parking and other public conveniences.

A park does not include pest vegetation as listed by state or local government.

Tourism

Tourist attraction

Means the use of premises for providing on-site entertainment, recreation or similar facilities for the touring or holidaying public.

Tourist park

Means the use of premises to provide accommodation in caravans, self contained cabins, tents and similar structures for the touring or holidaying public.

The use may include a manager's residence and office, kiosk, amenity buildings and the provision of recreation facilities for the exclusive use of occupants of the park.

Other Development

Filling or excavation

Means removal or importation of material to or from a lot that will change the ground level of the land.

Material change of use

As defined in the Sustainable Planning Act 2009.

Minor building or demolition work

Means

- » internal building or demolition work
- » external building work up to 25m² for roofs over existing decks or paved areas, sun hoods, carports and the like
- » building work up to 10% of approved

GFA or lawfully existing GFA at the time of commencement of this Development Scheme

- » raising a house where the resultant height does not exceed 9m.

Operational work

As defined in the *Sustainable Planning Act 2009*.

Reconfiguring a lot

As defined in the *Sustainable Planning Act 2009*.

Administrative Definitions

Affordable housing

Affordable housing¹ means private rental housing and home purchase options (including housing aimed at the first home owners market) for low to moderate income households.

Basement

A storey below ground level or where the underside of the ceiling projects no more than one metre above ground level.

Building

As defined in the *Building Act 1975*.

Building height

The maximum vertical distance between the natural ground level and the roof or parapet at any point but not including an antenna, aerial, chimney, flagpole or the like.

Contaminated Land Register

As defined in the *Environmental Protection Act 1994*.

Development scheme

As defined in the *Urban Land Development Authority Act 2007*.

Dwelling

Any "building" or part thereof comprising a self-contained unit principally for residential accommodation and includes any reasonably associated building.

Dwellings per hectare

Dwellings per hectare should be calculated on a 'net residential density basis' including internal local roads, local neighbourhood parks and half the area of adjoining local roads within the base land area.

Areas not in the residential zone (such as the environmental zone) should not be included in density calculations. Some areas within the development scheme will however be calculated on a 'site density' basis as no local roads or neighbourhood parks will be provided within the site.

Dwelling unit

Means a building or part of a building used or capable of being used as a self contained residence which must include:

- » food preparation facilities
- » a bath or shower
- » a toilet and wash basin.

The term includes works ancillary to a dwelling.

Environmental Management Register

As defined in the *Environmental Protection Act 1994*.

Gross floor area

The total floor area of all storeys of a building, including mezzanines, measured from the external walls or the centre of a common wall, excluding area used for:

- » building services
- » ground floor public lobby
- » a public mall in a shopping complex
- » the parking, loading and manoeuvring of motor vehicles
- » private balconies whether roofed or not.

Ground level

The level on a site which precedes development excluding any site works that are subject to a related development approval, unless approved by the ULDA or established as part of a reconfiguration of the land preceding development.

Grounds

Grounds means matters of public interest which include the matters specified as the main purposes of the Act as well as:

- » superior design outcomes and
- » overwhelming community need.

¹ Refer to the ULDA Affordable Housing Strategy

Grounds does not include the personal circumstances of an applicant, owner or interested third party.

High water mark

Refers to the ordinary high water mark at spring tides.

Mezzanine

An intermediate floor within a room.

Net residential density

As defined in ULDA guideline no. 01 Residential 30.

Noise sensitive use

Means any of the following:

- » House, Multiple residential, Other residential
- » Childcare centre, Community facility, Hospital or Place of assembly
- » Park.

Park Network

An integrated greenspace network including both active and passive recreation, linear/ riparian corridors, parks and private and public sporting recreation facilities.

Planning scheme

The planning scheme for Isaac Regional Council as at the date of this ILUP.

Plan of Development

Means :

- » a detailed plan as described in ULDA guideline no. 01 Residential 30 or
- » a detailed plan, including graphics, text and tables that collectively accompanies a development application. A Plan of Development details lot layout, the form and density of development, landscape intent and building control requirements.

Plot ratio

The ratio between the gross floor area of a building and the total area of the site.

Premises

As defined in the *Sustainable Planning Act 2009*.

Private open space

An outdoor area for the exclusive use of occupants.

Public benefit

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public housing

As defined in the *Sustainable Planning Act 2009*.

Public interest

Refers to an outcome that benefits the wider community rather than local, site specific or land ownership desires.

Public realm

Refers to spaces that are used by the general public, including streets, squares, plazas and boulevards.

Relevant Zone

Refers to the zone in which the land is located under the planning scheme.

Secondary dwelling

Means a self-contained dwelling where used in conjunction with a house on the same lot and where subordinate to a primary dwelling.

A secondary dwelling may be constructed under a primary dwelling, be attached to a primary dwelling or be free standing.

Sensitive uses

Means any of the following Home based business, House, Multiple residential, Other residential, Relocatable home or caravan park, Caretakers accommodation, Car park, Child care centre, Community facility, Educational establishment, Club, Indoor sport entertainment and recreation, Outdoor sport and recreation, Park.

Setback

The shortest distance measured horizontally from the outermost projection of the building or structure to the vertical projection of the boundary of the lot.

Significant vegetation

Means all vegetation, except those listed as pest vegetation by State or local government,

that is significant in its:

- » ecological value at local, State or national levels
- » contribution to the preservation of natural landforms
- » contribution to the character of the landscape
- » cultural or historical value
- » amenity value to the general public.

Note: vegetation may be living or dead and the term includes their root zone².

Site cover

The proportion of the site covered by buildings, including roof overhangs.

Storey

A space within a building which is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above. This does not mean:

1. a space that contains only:
 - a. a lift shaft, stairway or meter room
 - b. a bathroom, shower room, laundry, toilet or other sanitary compartment
 - c. accommodation intended for not more than 3 vehicles
 - d. a combination of the above, or
2. a mezzanine.

² The root zone is described by the vertical projection of the foliage to a depth of 1 metre below the surface and including buttress roots on and above the soil surface.

Urban Design

Refers to the holistic design of urban environments, including the overall townscape, individual buildings, street networks, streetscapes, parks and other public spaces.

Appendix 1: Alternative Structure Plan - Town

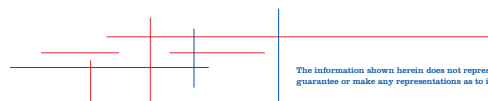
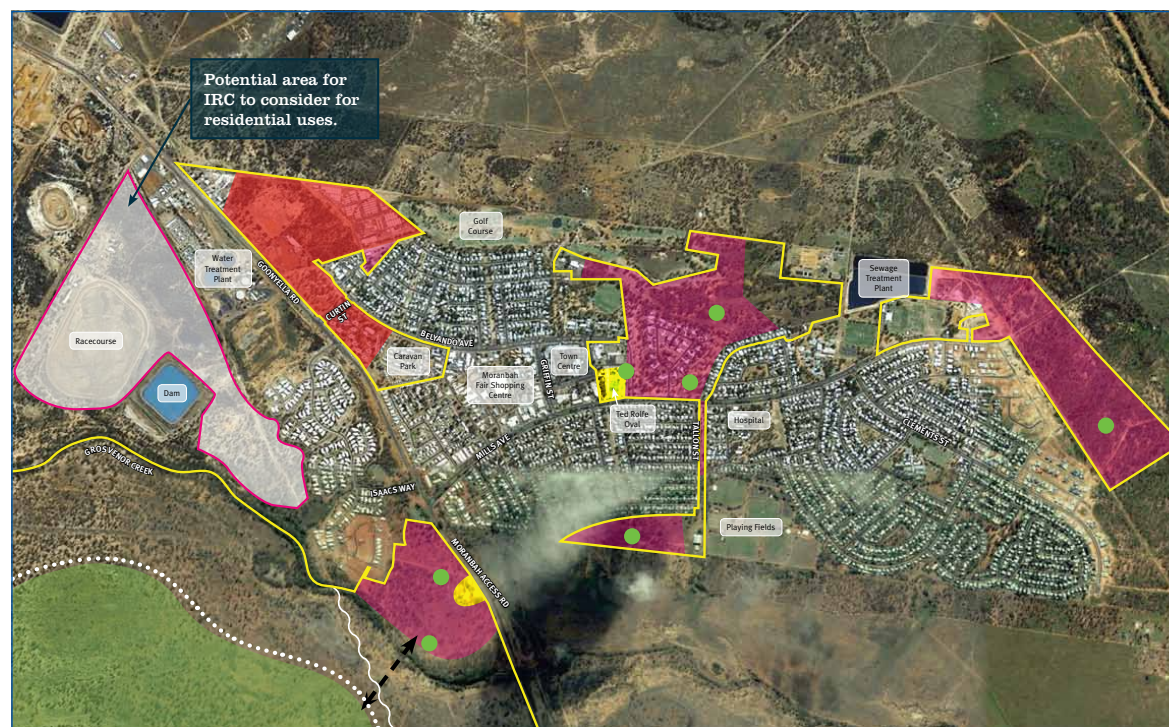
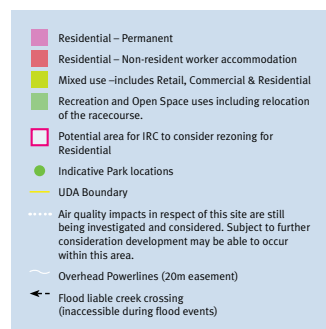


Potential Alternative Draft Structure Plan – Town

This potential alternative draft structure plan has been developed to show an alternative expansion option for the town. Whilst it is not currently the 'preferred' growth option it is still being considered as an alternative as investigations continue into air quality impacts south of Grosvenor Creek.

The potential alternative draft structure plan proposes a possible relocation of the Moranbah Race Course to allow for increased residential development north of Grosvenor Creek. Although these additional residential areas are outside of the current UDA boundary the ULDA could potentially work with IRC to help bring this land to market quickly.

The potential alternative draft structure plan proposes parkland and open space and industrial uses south of Grosvenor Creek but could also include other non-sensitive land uses. At this stage no detailed economic feasibility studies have been undertaken for this option.



The information shown herein does not represent Commonwealth, State or Local Government policy. The Urban Land Development Authority does not guarantee or make any representations as to its accuracy or completeness, nor will they accept any responsibility for any loss or damage arising from its use.



Appendix 2: Alternative Structure Plan - Growth

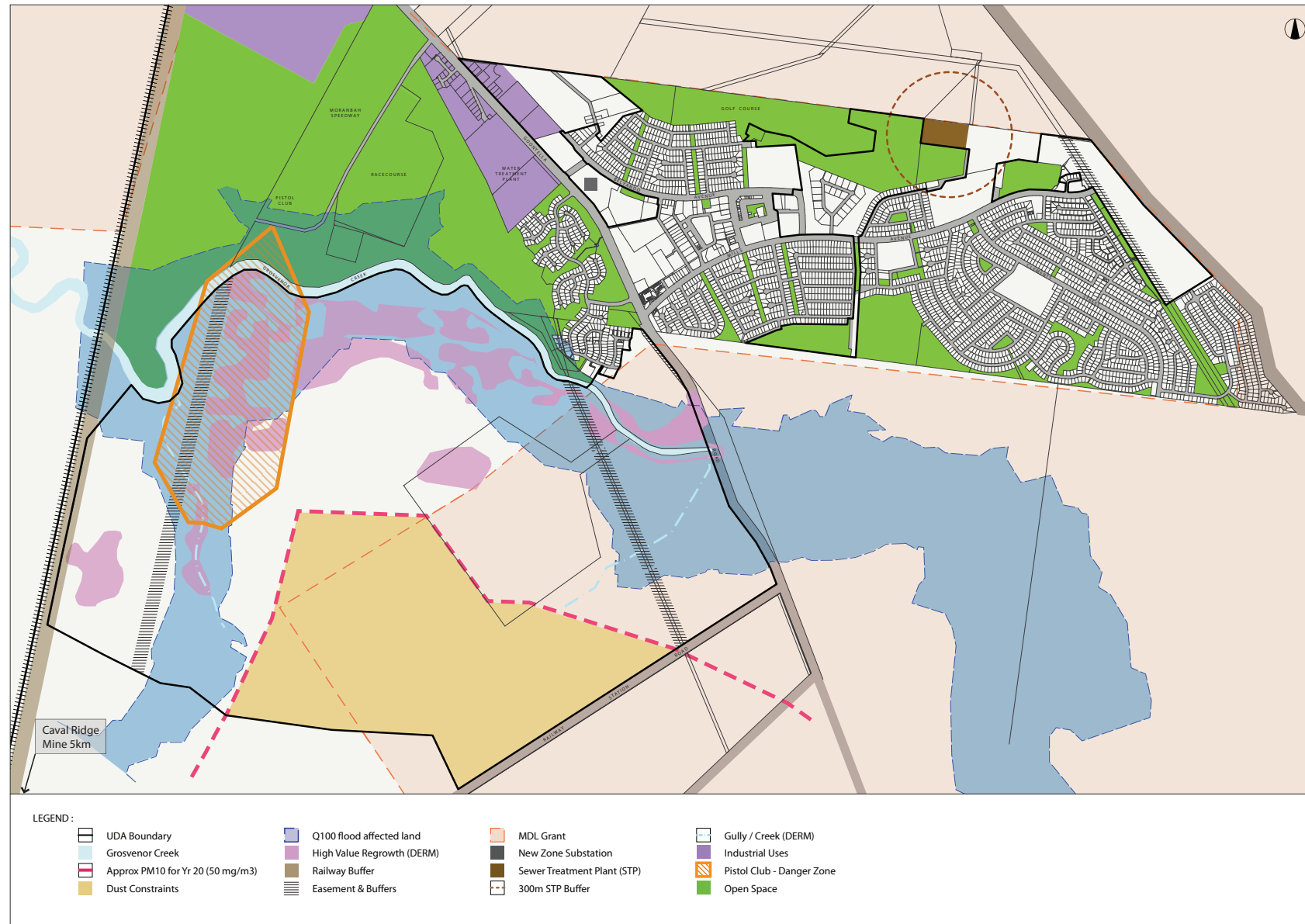


Potential Alternative Draft Structure Plan – Growth Area



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Appendix 3: Constraints Map





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