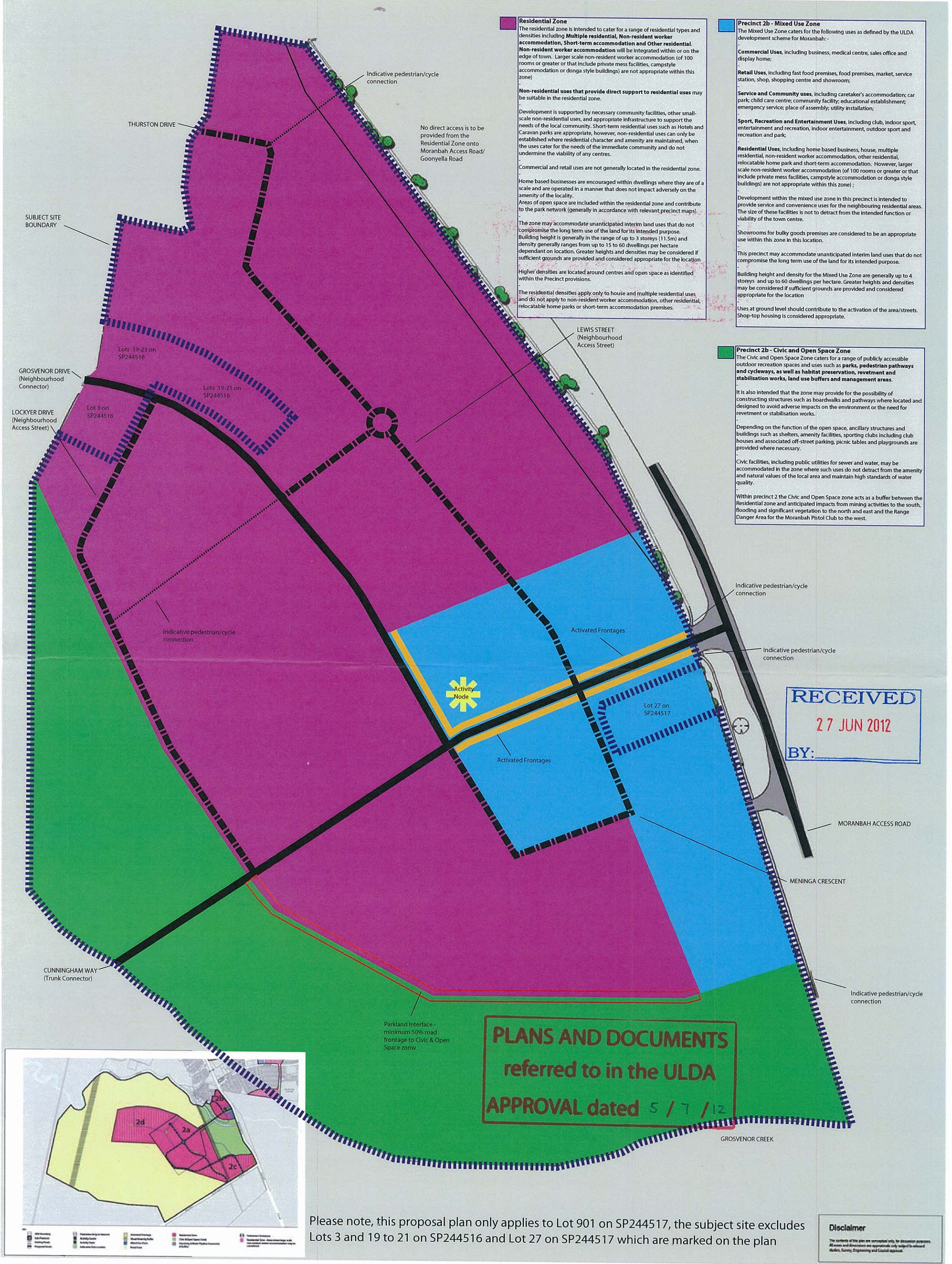




Residential Zone
The residential zone is intended to cater for a range of residential types and densities including **Multiple residential, Non-resident worker accommodation, Short-term accommodation and Other residential.** Non-resident worker accommodation will be integrated within or on the edge of town. Larger scale non-resident worker accommodation (of 100 rooms or greater or that include private mess facilities, campstyle accommodation or donga style buildings) are not appropriate within this zone.
Non-residential uses that provide direct support to residential uses may be suitable in the residential zone.
Development is supported by necessary community facilities, other small-scale non-residential uses, and appropriate infrastructure to support the needs of the local community. Short-term residential uses such as Hotels and Caravan parks are appropriate, 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.
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 range of up to 3 storeys (11.5m) and density generally ranges from up to 15 to 60 dwellings per hectare dependant on location. Greater heights and densities may be considered if sufficient grounds are provided and considered appropriate for the location.
Higher densities are located around centres and open space as identified within the Precinct provisions.
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.

Precinct 2b - Mixed Use Zone
The Mixed Use Zone caters for the following uses as defined by the ULDA development scheme for Moranbah:-
Commercial Uses, including business, medical centre, sales office and display home;
Retail Uses, including fast food premises, food premises, market, service station, shop, shopping centre and showroom;
Service and Community uses, including caretaker's accommodation; car park; child care centre; community facility; educational establishment; emergency service; place of assembly; utility installation;
Sport, Recreation and Entertainment Uses, including club, indoor sport, entertainment and recreation, indoor entertainment, outdoor sport and recreation and park;
Residential Uses, including home based business, house, multiple residential, non-resident worker accommodation, other residential, relocatable home park and short-term accommodation. However, larger scale non-resident worker accommodation (of 100 rooms or greater or that include private mess facilities, campstyle accommodation or donga style buildings) are not appropriate within this zone);
Development within the mixed use zone in this precinct is intended to provide 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 centre.
Showrooms for bulky goods premises are considered to be an appropriate use within this zone in this location.
This precinct may accommodate unanticipated interim land uses that do not compromise the long term use of the land for its intended purpose.
Building height and density for the Mixed Use Zone are generally up to 4 storeys and up to 60 dwellings per hectare. Greater heights and densities may be considered if sufficient grounds are provided and considered appropriate for the location
Uses at ground level should contribute to the activation of the area/streets. Shop-top housing is considered appropriate.

Precinct 2b - 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.
Within precinct 2 the Civic and Open Space zone acts 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.

RECEIVED
27 JUN 2012
BY:

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 5 / 7 / 12

Please note, this proposal plan only applies to Lot 901 on SP244517, the subject site excludes Lots 3 and 19 to 21 on SP244516 and Lot 27 on SP244517 which are marked on the plan

Disclaimer
The contents of this plan are conceptual only, for discussion purposes. All areas and dimensions are approximate only subject to relevant Statute, Survey, Engineering and Council approval.