

## PART 4- DEVELOPMENT ASSESSMENT

### *Division 1 —Intent of Zones*

#### 18 Intents of Selected Zones

(1) The intent for each of the 8 Zones are set out in Table A:

**TABLE A**

Zone	Intent
<i>Business</i>	The intent of this zone is to <ul style="list-style-type: none"><li>• maintain and strengthen the character of Mount Morgan’s business centre while at the same time preserving the historical pattern of development and buildings with identified heritage values;</li><li>• provide for land uses that support the qualities and values of the business centre to ensure its continued commercial viability and primacy in the Shire.</li></ul>

Zone	Intent
<b>Conservation</b>	<p>The intent of this zone is to</p> <ul style="list-style-type: none"> <li>provide for land to retain natural conservation values, ecological and visual integrity.</li> </ul> <p>Such Land includes -</p> <ul style="list-style-type: none"> <li>National Park; and</li> <li>Nature Conservation Reserves,</li> </ul> <p>This zone is characterised by the dominance of the natural environment.</p> <p>Locations with natural attractions are developed sensitively for tourism and recreation purposes in a manner that protects the natural values of those attractions.</p>
<b>Mine</b>	<p>The intent of this zone is to</p> <ul style="list-style-type: none"> <li>provide for the Mining Heritage Centre development with any ancillary tourist links, works or buildings on the current mine site.</li> <li>ensure all development addresses contamination issues.</li> </ul>
<b>Residential</b>	<p>The intent of this zone is to</p> <ul style="list-style-type: none"> <li>provide protection for a relaxed quality lifestyle of residential living within Mount Morgan.</li> <li>provide for domestic businesses and other development having minimal adverse impact on surrounding residences.</li> <li>provide for affordable housing opportunities and range of housing design choices.</li> <li>encourage infill for residential development</li> </ul>
<b>Rural Residential</b>	<p>The intent of this zone is to</p> <ul style="list-style-type: none"> <li>protect existing areas in the Struck Oil, used for an alternative residential lifestyle, from the effects of high impact activities such as intensive keeping of animals, intensive horticulture or extractive industries businesses.</li> <li>facilitate development of existing land located in the Moongan area as an alternative residential lifestyle as it is has proximity to current urban services;</li> </ul>
<b>Rural</b>	<p>The intent of this zone is to</p> <ul style="list-style-type: none"> <li>provide for sustainable land use associated with <u>rural</u> activities</li> <li>protect the use of land in the zone from encroachment by neighbouring incompatible land uses.</li> <li>manage new developments so as to limit further degradation to environmental values particularly with respect to the environmental values of the Dee River system.</li> </ul>

<b>State Forest</b>	<p>The intent of this zone is to</p> <ul style="list-style-type: none"> <li>provide for the utilisation of State Forests Interests without unduly impacting on the operations of neighbouring land uses, including on <u>agricultural premises</u>.</li> </ul>
<b>Tourist Activity</b>	<p>The intent of this zone is to</p> <ul style="list-style-type: none"> <li>provide for tourist activities and the expansion of services and facilities associated with tourism including- <ul style="list-style-type: none"> <li>Retailing; and</li> <li>short-term accommodation;</li> </ul> </li> <li>ensure that development for tourism provides infrastructure and essential services.</li> </ul>

**19 Intents for Overlay Areas**

The intent for each of the 7 Overlay Areas is set out in Table B:

**Table B:**

Map No.	Location	Intent
1	Serviced Area of Mount Morgan Town	<p>The intent of this overlay is to</p> <ul style="list-style-type: none"> <li>define the extent of the Shire in which essential services are provided</li> <li>define the extent of the Mount Morgan where reticulated water is provided.</li> </ul>
2	Public Water Supply Catchment Areas	<p>The intent of this overlay is to</p> <ul style="list-style-type: none"> <li>define the areas of the Shire's public water supply catchments for the No 7 Dam and Fletchers Creek</li> <li>control land use in the catchment areas of the No 7 Dam and Fletchers Creek Weir impoundment areas, so as to provide security of water quality for the Mount Morgan Town water supply</li> <li>ensure that land uses will not adversely effect the water quality or collection capacity, within these catchment areas.</li> </ul>
3	Land Classification	<p>The intent of this overlay is to</p> <ul style="list-style-type: none"> <li>define the classes of land within the shire, in terms of use for <u>agriculture</u>.</li> <li>protect such land from alienation or loss of productive capacity.</li> </ul>

<p><b>4</b>      <b>Endanged species</b></p>	<p>The intent of this overlay is to</p> <ul style="list-style-type: none"> <li>• define localities within the shire, that host endangered species.</li> <li>• protect such species from further pressure by developments</li> </ul>
<p><b>5</b>      <b>Power transmission lines</b></p>	<p>The intent of this overlay is to</p> <ul style="list-style-type: none"> <li>• define existing power transmission line corridors, within the shire,.</li> <li>• protect the corridors from incompatible, adjoining land uses</li> </ul>
<p><b>6</b>      <b>Existing protected uses</b></p>	<p>The intent of this overlay is to</p> <ul style="list-style-type: none"> <li>• define existing business activities , within the shire, vulnerable to encroachment by incompatible uses</li> <li>• protect such businesses from encroachment by incompatible adjoining land use</li> </ul>
<p><b>7</b>      <b>Bushfire prone areas</b></p>	<p>The intent of this overlay is to</p> <ul style="list-style-type: none"> <li>• define areas, within the shire, of high risk to developments involving buildings &amp; structures from bush fires</li> <li>• protect built development from the impact of bush fires</li> </ul>

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<sup>7</sup> Note: A development permit is not required under *Integrated Planning Act 1997* for self assessable development However a development approval may be required under other legislation ie for Building or Plumbing or Drainage Works.