

Division 2 — Strategic Framework

3 Preliminary

- (1) This Division summarises the overall effect of Part 4 of the planning scheme on—
 - (a) the nature and location of development; and
 - (b) the context of related decisions about community infrastructure,
- (2) This Division does not provide a bases for development assessment in the Shire of Mount Morgan.

4 Strategic framework

(1) Broad Strategies for Mount Morgan Shire

- (a) Residential uses, businesses recreation and sporting uses are primarily located in or adjoining the established area of Mount Morgan;
- (b) Noise-sensitive uses such as: dwelling units; child care centres; schools, libraries, kindergartens, educational institutions; hospitals, surgeries, or other medical institutions which may be impacted by noise from future transport corridors, when developed on land adjacent to land identified by Department of Transport maps, will be required to undertake measures to ensure such developments enjoy an acceptable acoustic environment.
- (c) The town of [Mount Morgan](#) is the main business and community centre in the Shire;
- (d) Tourist facilities are located within [Mount Morgan](#) to support the existing heritage buildings and optimise the economic potential for the Shire;
- (e) Agricultural uses are located within the rural area as necessary to take advantage of the economic potential of the land;

¹ The purpose of the *Integrated Planning Act 1997* is to achieve ecological sustainability by-

- (a) coordinating and integrating planning at the local, regional and State levels; and
- (b) managing the process by which development occurs; and
- (c) managing the effects of development on the environment (including the managing the use of premises).

²A copy of the Act can be down loaded from the web site www.ipa.qld.gov.au

³The Integrated Development Assessment System (IDAS) is the system detailed in chapter 3 of the *Integrated Planning Act 1997* for integrating State and local government approval processes for development.

- (f) Buildings and other works comply with basic standards for health, safety and amenity;
- (g) The reconfiguration of lots is as necessary to appropriately accommodate uses and associated works;
- (h) The major roads in the Shire are to be upgraded to bitumen standards as funding allows;
- (i) Rural and urban development is located and designed to minimise any potential impacts on the Great Barrier Reef Marine Park and World Heritage Area.

(2) Local strategies for the town of Mount Morgan.

- (a) Residential, business, community, recreation or sporting uses and tourist facilities are generally located within the established serviced area of Mount Morgan.
- (b) Within the serviced area uses -
 - (i) have adequate suitable land to meet community needs, take advantage of economic potential and manage inundation risks; and
 - (ii) are provided with reticulated water supply, on site sewerage, electricity and sealed roads;
- (c) Residential densities for single unit with some multiple dwelling units maintained to a level to protect residential amenity in the Town.
- (d) The Mount Morgan Town Center will continue to be promoted as the focus for business and commercial activity in the Shire.
- (e) Commercial development in Mount Morgan will be contained within the area, generally defined by the streets of Pattison, East Gordon, Campion, Dee, Bridge Bedsor and Carlton Lane.
- (f) Infill of vacant sites within the area defined in 4.(2)(e), will be the preferred locations for new commercial development.
- (g) The main focus for tourist related activity will be through the development of a business and services triangle which has the nodal points of-
 - Railway Station Complex;
 - Mining Heritage Centre;
 - Business Centre.
- (h) The Railway Station Complex will accommodate tourist related development which will include vehicle parking, retail, motel and other short term accommodation;
- (i) The Mining Heritage Centre, proposed to be located on the current Mount Morgan Gold Mine site, may, in addition to displays and interpretative services, attract commercial development for refreshment kiosk, souvenir shop and the like.
- (j) The Mount Morgan Town Centre, with the river crossing and shaded public parking, with seating and mine viewing point at the western end of Morgan Street and the use of Morgan Street for open markets and festivities will support the tourist development of the Railway Station Complex and the Mining Heritage Centre.
- (k) The historic and architectural values of buildings in Morgan, Gordon and Central Street are recognised, retained and complemented, whilst encouraging changes in a range of uses.
- (l) Buildings and structures are generally no higher than 10 metres other than the water and telecommunications towers.

- (m) The public water supply system, under historic environmental conditions, has a capacity, at a demand rate of 470 litres per person per day, to support a population increase of 10% with a 99% reliability factor.

(3) Local Strategies for the Rural Area

- (a) Productive use (existing and potential) of agricultural land in the Shire is to be protected from interference or constraints from incompatible and sensitive uses encroaching on to neighbouring land.
- (b) Development that supports economic activity in the Shire but does not require good quality agricultural land will be located on land that is not good quality agricultural land, unless a site has particular features that make it desirable for the use and those features are not available on alternative sites
- (c) Development and use of land in the Public Supply Water Catchment Areas of the **No.7 Dam** and **Fletchers Creek Weir Impoundment** areas that could potentially impact on water quality in the impoundments will be regarded as inconsistent with the planning scheme and require impact assessment.
- (d) Unless exceptional circumstances apply, reconfiguration for rural residential allotments will be confined to Rural/Residential Zones

(4) Local Strategies For The Mine Area

- (a) Future use of the mineral resources areas will be protected by restricting people based activities within such area so as to avoid land use conflict.

(5) Local Strategies For The Conservation Area

- (a) All uses, buildings and other works are located and designed to avoid significant adverse effects on remnant vegetation and watercourses and visual prominence.

5 Performance Indicators

- (1) The effectiveness of the planning scheme will be periodically reviewed by referring to the performance indicators that applies to each Desired Environmental Outcome (DEO).
- (2) The performance indicators are contained in **Table 1** of Schedule 7