Proposal
The UDA development application seeks approval for a Material change of use for Non-resident worker accommodation (NRWA) for 546 dwelling units with a Plan of Development.

The particulars of each element of the application are discussed below.

The Non-resident worker accommodation is proposed within the Residential zone and Precinct 3(d) in the Moranbah Urban Development Area Development Scheme in an area designated in Precinct 3(d) for large-scaled Non-resident worker accommodation.

Non-resident worker accommodation
The Non-resident worker accommodation will include a total of 546 dwelling units as well as ancillary facilities intended to service the residents of the site.

The proposed development has identified the need to provide a high level of on site amenity to the residents of the non-resident worker accommodation. The accommodation therefore incorporates the following facilities:
- Kitchen and dining rooms
- Gym facilities
- Indoor and outdoor recreational areas and
- Laundries

The development will include the following facilities:
- 480 rooms of Studio Apartments;
- 48 units of apartment living;
- 16 units of site staff accommodation;
- 2 units of living quarters (managers);
- Central Facilities;
- Recreational Areas;
- Laundry Facilities and
- 375 car parks.

Of interest is the 48 new studio apartments depicted below in Figure 1 these offer better built form to Curtin Street and is a step away from the traditional single storey unit model.

Figure 1:
Plan of development

The plan of development is proposed to enable subsequent operational work to be Exempt development and addressed using the ULDA’s self-certification process.

Location

The site, the subject of this application, is located within Precinct 3(d) in the north of the town. Figure 2 below provides an aerial view of the site looking north-east towards the existing town of Moranbah.

The land surrounding the subject site is currently a mix of existing low density residential to the east across Belyando Ave and existing large –scale non-resident worker accommodation to the immediate south across Curtin Ave and to the north. The site adjoins Goonyella Road to the west.

The Moranbah Urban Development Area Development Scheme identifies this site as suitable for large-scale non resident worker accommodation.

The site is relatively flat, has no significant natural features and is above the Q100.

Figure 2: Site location within the town of Moranbah

Assessment of proposal

In accordance with section 57 of the Urban Land Development Authority Act 2007 (the Act), the following matters have been considered in assessing this application:

1. the purpose of the Act
2. Moranbah Urban development Area Development Scheme
3. any submissions made about the application
4. any preliminary approval/s in force over the site.

The following is an evaluation of the application against the above matters.

1. Urban Land Development Authority Act 2007

   The proposal is considered to contribute to achieving the main purposes of the Act by:
   
   • facilitating the availability of land for urban purposes through the establishment 546 dwellings for non-resident worker accommodation.
   
   • supplying accommodation for workers involved in the mining industry. This will assist to alleviate the extreme pressure on the Moranbah housing market allowing the existing housing stock to accommodate families and non mining residents.
   
   • contributing to the provision of infrastructure for the site and precinct
   
   • complying with the Non-resident Worker Accommodation Guideline that establishes planning principles that give effect to ecological sustainability and best practice urban design and
   
   • through a condition of the UDA development permit delivering affordable housing for eligible low income households.

The development application has been assessed against the relevant provisions of the Moranbah Urban Development Area Development Scheme (Refer to TRIM # R12/241663) and is determined to comply with:

- the Vision for the Urban Development Area
- the relevant UDA-wide development criteria
- Residential Zone provisions and
- Precinct 3 intent and outcomes.

A summary of this assessment is provided below:

(i) The proposed development can be considered generally in accordance with Map 6.
(ii) The proposed use is located in an area designated in the Development Scheme for NRWA
(iii) The site is located close to the town centre
(iv) Site has located the workers accommodation behind the central facilities building fronting Belyando Ave and 2-storey apartments fronting Curtin St. Also perimeter landscaping will also assist in providing better amenity to the location.
(v) Modular units are easily moved onto and off site to the changing needs of the workforce.
(vi) Development is residential in nature however contains many ancillary uses to support the approved primary use as a Non-resident Worker Accommodation which include Central facilities Building (Kitchen, & Dining area), Recreational Facilities (Gymnasium & Media Room) all of which can be considered appropriate.
(vii) The development will either construct or pay contributions towards essential infrastructure. The development will also establish affordable accommodation or pay a contribution for affordable housing for eligible households.
(viii) Ausco are a large and experienced industry contributor to mining worker accommodation and respond to the comfort and safety needs of their clients.
(ix) A 50m buffer has been incorporated with landscaping to the adjacent industrial uses to the north.
(x) David Elliott, ULDA Development Engineer has reviewed the service and infrastructure components of the application and supports the proposal with the inclusion of appropriate conditions.

ULDA Guideline No. 3: Non Resident Worker Accommodation

The proposal has been assessed against the relevant provisions of ULDA Guideline 3 Non-resident worker accommodation and is determined to comply with all relevant Criteria. (Refer to TRIM # R12/255991)

In summary:

- The site is strategically zoned under the Moranbah Development Scheme as suitable location for Large scale non-resident worker accommodation. The area already has a mining camps located on the immediate vicinity. The streetscape has been improved by providing 2-storey apartments to the Curtin Street frontage as well as substantial landscaping to buffer car parking areas. The Belyando Avenue frontage will be improved via street trees with front landscaping with the location of the central buildings facilitating an active and safe street environment.
- The site planning has been an important consideration in pre-application discussions with the applicant with the central facilities building intentionally being located on the street frontage with the accommodation units located behind the larger central facilities buildings. Car parking has been designed to integrate throughout the site and away from the street frontage, however with the required 50m northern buffer to the industrial area the location of the large car park in this area is an acceptable solution. Shade structures and landscaping will soften this areas large expanse of hardstand. On site service vehicle manoeuvring has also been an important consideration to ensure it is safe and is screened from the street frontage.
The landscape design has been an important focus of the development with the submission of a landscape concept plans by Hywel Jones Landscape Architects to buffer and soften the interfaces. This will be a condition of any UDA development approval in accordance with the ULDA’s supplementary landscape guide requirements.

As required by the Development Scheme a 50m buffer has been included to the northern industrial area.

The applicant is also investigating what acoustic measures (fence) need to be in place regarding noise from the adjacent Goonyella Road. Each accommodation unit is acoustic treated to clients (mining company) specifications to ensure occupants sleep is not disturbed from local outdoor noise.

The proposed development’s operations have been an important consideration in the site planning for instance:

- Sufficient car parking layout and numbers has been developed to ensure it doesn’t dominate the streetscape, meets the needs of the workers and functions in a safe manner.
- Bus parking and manoeuvring has been assessed and accepted by ULDA Principal Engineer. Of which the bus parking and drop off/pick up area on Belyando Ave has been an important design consideration.

The ULDA also conditioned a percentage of housing arising from the development to be available to key workers. The condition greatly assists with the ongoing provision of affordable and diverse housing within Moranbah for key workers.

Engineering assessment

The ULDA Principal Engineer has assessed the civil and traffic engineering matters and supports the proposal with the inclusion of appropriate conditions. (Refer to TRIM # R12/256059)

Isaac Regional Council

Upon lodgement the Isaac Regional Council (IRC) was sent a copy of the application on 18 September 2012. Other than confirmation of the infrastructure charges no other comment was received from the IRC.

Affordable & Accessible Housing

Non-resident worker accommodation can assist in the provision of the affordable housing need in resource communities. Therefore, the ULDA in accordance with the ULDA Guideline No. 3: Non Resident Worker Accommodation has conditioned that 5% of rooms to be made available at a discounted rate to eligible households for five years from the commencement of use. The condition will also allow the applicant to enter into an infrastructure agreement to instead provide a monetary payment (which may be reduced for early payment) to the Isaac Affordable Housing Trust (IAHT) as an alternative to provision of all or part of the affordable rooms.

The accessible housing requirement is not applicable to Non-resident Worker Accommodation.
**Infrastructure Contributions**

The current contribution has been calculated in accordance with the Isaac Regional Council’s *Adopted Infrastructure Charges Resolution (No.1) 2011* due to the nature of the use and confirmed by the IRC the Infrastructure Contributions Subsidisation Policy effective on 20 July 2011 is not applicable. The Infrastructure Charges (IC) calculations may be subject to offsets which must be agreed to in writing with the ULDA.

Material Change of Use for Non-resident Worker Accommodation being 546 permanent units

The applicable charge is **$5,460,000.00** based on Accommodation (Short Term) 1 bedroom rate is $10,000.00 x 546 units.

*Notes:*

This charge will be adjusted each financial year in accordance with the:
- Infrastructure Contributions Subsidisation Policy and
- three year rolling average of the Queensland Roads and Bridges Index.

This calculation was endorsed by Manus Basson of the IRC refer to TRIM #R12/257972.

---

3. **Submissions**

As part of the application was for non-resident worker accommodation the Moranbah Development Scheme required the application to undertake a Notice of Application. The notice was placed on the site on 17 October to 14 November 2012 and published in the *Mackay Daily Mercury* on 13 October 2012 with adjoining owners notified on 15 October. A Notice of Compliance was received by the ULDA on 19 November 2012 (Refer to TRIM #R12/248182). A review of this notice was undertaken and found to comply with section 54 of the Act.

No submissions were received.

4. **Any preliminary approval/s in force over the site**

The IRC have advised that no preliminary approvals exist over the subject site.

**Recommendation**

It is recommended that the ULDA approve the application subject to the attached UDA development approval package.

Matt Toon  
Principal Planner
ASSESSMENT AND RECOMMENDATION REPORT

<table>
<thead>
<tr>
<th>Site Address</th>
<th>79 Belyando Avenue, Moranbah</th>
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<tr>
<td>Real property description</td>
<td>Lot 5 on M97372</td>
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<td>Description of proposal</td>
<td>Non Residential Workers Accommodation and Short-term Accommodation (456 dwelling units); Short-term Accommodation (30 dwelling units); Relocatable Home Park (59 dwelling units); Food Premise (750m²); Shop (200m²); Business or Medical Centre (200m²); Indoor sport, entertainment and recreation (Gym 200m²); and Indoor entertainment (hotel or tavern 350m²) in accordance with a Plan of Development</td>
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<td>EDQ reference number</td>
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<tr>
<td>Currency period</td>
<td>4 years from decision date</td>
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Proposal

The PDA development application seeks approval for a Material change of use for Non-resident worker accommodation (NRWA) for 546 dwelling units with a Plan of Development.

The particulars of each element of the application are discussed below.

The Non-resident worker accommodation is proposed within the Residential zone and Precinct 3(d) in the Moranbah Urban Development Area Development Scheme in an area designated in Precinct 3(d) for large-scaled Non-resident worker accommodation.

Non-resident worker accommodation

The Non-resident worker accommodation will include a total of 546 dwelling units as well as ancillary facilities intended to service the residents of the site.

The proposed development has identified the need to provide a high level of on site amenity to the residents of the non-resident worker accommodation. The accommodation therefore incorporates the following facilities:
- Kitchen and dining rooms
- Gym facilities
- Indoor and outdoor recreational areas and
- Laundries

The development will include the following facilities:
- 480 rooms of Studio Apartments;
- 48 units of apartment living;
- 16 units of site staff accommodation;
- 2 units of living quarters (managers);
- Central Facilities;
- Recreational Areas;
- Laundry Facilities and
- 375 car parks.
Of interest is the 48 new studio apartments depicted below in Figure 1 these offer better built form to Curtin Street and is a step away from the traditional single storey unit model.

Short term Accommodation dwelling units

Relocatable Home Park dwelling units

Non-residential uses
- Food Premise (750m²);
- Shop (200m²);
- Business or Medical Centre (200m²);
- Indoor sport, entertainment and recreation (Gym 200m²); and
- Indoor entertainment (hotel or tavern 350m²)

Plan of development
The plan of development is proposed to enable subsequent operational work to be Exempt development and addressed using the ULDA’s self-certification process.

Location
The site, the subject of this application, is located within Precinct 3(d) in the north of the town. Figure 2 below provides an aerial view of the site looking north-east towards the existing town of Moranbah.

The land surrounding the subject site is currently a mix of existing low density residential to the east across Belyando Ave and existing large-scale non-resident worker accommodation to the immediate south across Curtin Ave and to the north. The site adjoins Goonyella Road to the west.

The Moranbah Urban Development Area Development Scheme identifies this site as suitable for large-scale non resident worker accommodation.

The site is relatively flat, has no significant natural features and is above the Q100.

Figure 2: Site location within the town of Moranbah

Assessment of proposal
In accordance with section 57 of the Urban Land Development Authority Act 2007 (the Act), the following matters have been considered in assessing this application:

1. the purpose of the Act
2. Moranbah Urban development Area Development Scheme
3. any submissions made about the application
4. any preliminary approval/s in force over the site.
The following is an evaluation of the application against the above matters.

1. **Urban Land Development Authority Act 2007**
   
The proposal is considered to contribute to achieving the main purposes of the Act by:
   - facilitating the availability of land for urban purposes through the establishment of 546 dwellings for non-resident worker accommodation.
   - supplying accommodation for workers involved in the mining industry. This will assist to alleviate the extreme pressure on the Moranbah housing market allowing the existing housing stock to accommodate families and non-mining residents.
   - contributing to the provision of infrastructure for the site and precinct
   - complying with the Non-resident Worker Accommodation Guideline that establishes planning principles that give effect to ecological sustainability and best practice urban design and
   - through a condition of the UDA development permit delivering affordable housing for eligible low income households.

2. **Moranbah UDA Development Scheme.**
   
The development application has been assessed against the relevant provisions of the Moranbah Urban Development Area Development Scheme (Refer to TRIM # R12/241663) and is determined to comply with:
   - the Vision for the Urban Development Area
   - the relevant UDA-wide development criteria
   - Residential Zone provisions and
   - Precinct 3 intent and outcomes.
   
A summary of this assessment is provided below:

(i) The proposed development can be considered generally in accordance with Map 6.
(ii) The proposed use is located in an area designated in the Development Scheme for NRWA
(iii) The site is located close to the town centre
(iv) Site has located the workers accommodation behind the central facilities building fronting Belyando Ave and 2-storey apartments fronting Curtin St. Also perimeter landscaping will also assist in providing better amenity to the location.
(v) Modular units are easily moved onto and off site to the changing needs of the workforce.
(vi) Development is residential in nature however contains many ancillary uses to support the approved primary use as a Non-resident Worker Accommodation which include Central facilities Building (Kitchen, & Dining area), Recreational Facilities (Gymnasium & Media Room) all of which can be considered appropriate.
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(viii) Ausco are a large and experienced industry contributor to mining worker accommodation and respond to the comfort and safety needs of their clients.
(ix) A 50m buffer has been incorporated with landscaping to the adjacent industrial uses to the north.
(x) David Elliott, ULDA Development Engineer has reviewed the service and infrastructure components of the application and supports the proposal with the inclusion of appropriate conditions.
ULDA Guideline No. 3: Non-Resident Worker Accommodation

The proposal has been assessed against the relevant provisions of ULDA Guideline 3 Non-resident worker accommodation and is determined to comply with all relevant Criteria. (Refer to TRIM # R12/255991)

In summary:

- The site is strategically zoned under the Moranbah Development Scheme as suitable location for large-scale non-resident worker accommodation. The area already has a mining camp located in the immediate vicinity. The streetscape has been improved by providing 2-storey apartments to the Curtin Street frontage as well as substantial landscaping to buffer car parking areas. The Belyando Avenue frontage will be improved via street trees with front landscaping with the location of the central buildings facilitating an active and safe street environment.

- The site planning has been an important consideration in pre-application discussions with the applicant with the central facilities building intentionally being located on the street frontage with the accommodation units located behind the larger central facilities buildings. Car parking has been designed to integrate throughout the site and away from the street frontage, however with the required 50m northern buffer to the industrial area the location of the large car park in this area is an acceptable solution. Shade structures and landscaping will soften this area's large expanse of hardstand. On site service vehicle manoeuvring has also been an important consideration to ensure it is safe and is screened from the street frontage.

- The landscape design has been an important focus of the development with the submission of a landscape concept plan by Hywel Jones Landscape Architects to buffer and soften the interfaces. This will be a condition of any UDA development approval in accordance with the ULDA’s supplementary landscape guide requirements.

- As required by the Development Scheme a 50m buffer has been included to the northern industrial area.

- The applicant is also investigating what acoustic measures (fence) need to be in place regarding noise from the adjacent Goonyella Road. Each accommodation unit is acoustic treated to clients (mining company) specifications to ensure occupants sleep is not disturbed from local outdoor noise.

- The proposed development’s operations have been an important consideration in the site planning for instance:
  - Sufficient car parking layout and numbers has been developed to ensure it doesn’t dominate the streetscape, meets the needs of the workers and functions in a safe manner.
  - Bus parking and manoeuvring has been assessed and accepted by ULDA Principal Engineer. Of which the bus parking and drop off/pick up area on Belyando Ave has been an important design consideration.

- The ULDA also conditioned a percentage of housing arising from the development to be available to key workers. The condition greatly assists with the ongoing provision of affordable and diverse housing within Moranbah for key workers.

Engineering assessment

The ULDA Principal Engineer has assessed the civil and traffic engineering matters and supports the proposal with the inclusion of appropriate conditions. (Refer to TRIM # R12/256059)
Isaac Regional Council

Upon lodgement the Isaac Regional Council (IRC) was sent a copy of the application on 18 September 2012. Other than confirmation of the infrastructure charges no other comment was received from the IRC.

Affordable & Accessible Housing

Non-resident worker accommodation can assist in the provision of the affordable housing need in resource communities. Therefore, the ULDA in accordance with the ULDA Guideline No. 3: Non Resident Worker Accommodation has conditioned that 5% of rooms to be made available at a discounted rate to eligible households for five years from the commencement of use. The condition will also allow the applicant to enter into an infrastructure agreement to instead provide a monetary payment (which may be reduced for early payment) to the Isaac Affordable Housing Trust (IAHT) as an alternative to provision of all or part of the affordable rooms.

The accessible housing requirement is not applicable to Non-resident Worker Accommodation.

Urban and Building Design

Infrastructure Contributions

The current contribution has been calculated in accordance with the Isaac Regional Council’s Adopted Infrastructure Charges Resolution (No.1) 2011 due to the nature of the use and confirmed by the IRC the Infrastructure Contributions Subsidisation Policy effective on 20 July 2011 is not applicable. The Infrastructure Charges (IC) calculations may be subject to offsets which must be agreed to in writing with the ULDA.

Material Change of Use for Non-resident Worker Accommodation being 546 permanent units

The applicable charge is $5,460,000.00* based on Accommodation (Short Term) 1 bedroom rate is $10,000.00 x 546 units.

*Notes:
This charge will be adjusted each financial year in accordance with the:
- Infrastructure Contributions Subsidisation Policy and
- three year rolling average of the Queensland Roads and Bridges Index.

This calculation was endorsed by Manus Basson of the IRC refer to TRIM #R12/257972.

3. Submissions
As part of the application was for non-resident worker accommodation the Moranbah Development Scheme required the application to undertake a Notice of Application. The notice was placed on the site on 17 October to 14 November 2012 and published in the Mackay Daily Mercury on 13 October 2012 with adjoining owners notified on 15 October. A Notice of Compliance was received by the ULDA on 19 November 2012 (Refer to TRIM #R12/248182). A review of this notice was undertaken and found to comply with section 54 of the Act.

No submissions were received.

4. Any preliminary approval/s in force over the site

The IRC have advised that no preliminary approvals exist over the subject site.

Recommendation

It is recommended that the ULDA approve the application subject to the attached UDA development approval package.

Matt Toon
Principal Planner
ASSESSMENT AND RECOMMENDATION REPORT

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Proposal

The PDA development application seeks approval for a Material change of use for

- Non Residential Workers Accommodation (NRWA) and Short-term Accommodation (456 dwelling units);
- Short-term Accommodation (30 dwelling units);
- Relocatable Home Park (59 dwelling units);
- Food Premise (750m²);
- Shop (200m²);
- Business or Medical Centre (200m²);
- Indoor sport, entertainment and recreation (Gym 200m²); and
- Indoor entertainment (hotel or tavern 350m²)

in accordance with a Plan of Development

The submitted town planning reports describes the proposed development as an integrated residential and mixed use village that has been designed as an adaptive community. The proposal includes non-residential uses that create a “village square” within the complex that will include a restaurant, small scale shop, tavern, cafes, gymnasium including swimming pool, office space and park – all of which will be open to the general public.

It is intended to provide a residential accommodation model that caters for a range of users, who may be looking at stays from one night (in the Short-term Accommodation), a regular stay within room style accommodation (NRWA), or a more permanent stay on the basis of a long term residential lease (Relocatable Home Park).

The approval of both NRWA and Short-term Accommodation allows the 456 dwelling units to transition and be adaptable overtime from those solely in the mining sector to other short-term accommodation tenants.

The development is also proposed to be constructed in 11 stages.
The proposed site plan is illustrated below in Figure 1.

![Proposed site plan illustrating layout with park adjacent to central facilities building (hotel, shop and restaurant etc)](image)

**Location**

The site is located within Precinct 3(d) in the north of the town and close to the town centre to the east off Belyando Ave and is a large 3.87ha battleaxe allotment, which houses existing tenants in relocatable homes style accommodation. To the west is an existing ‘donga’ old style mining camp, vacant State land is to the north separating the site from Belyando Drive, to the south is a pedestrian walkway that separates the site from an existing residential area. To the immediate east is a site owed by the Council zoned for future mixed use activities with a range of community buses (see Figure 2 below).

The site is relatively flat, has no significant natural features and is above the Q100.
Assessment of proposal

In accordance with section 87 of the Economic Development Act 2012, the following matters have been considered in assessing this application:

1. the purpose of the ULDA Act¹
2. any relevant State interest
3. any submissions made about the application
4. the Moranbah transitioned UDA Development Scheme
5. any PDA or SPA preliminary approval/s in force for the relevant land.

The following is an evaluation of the application against the above matters.

1. Urban Land Development Authority Act 2007

The proposal is considered to contribute to achieving the main purposes of the Act by:

- facilitating the availability of land for urban purposes through the establishment of 545 dwellings for a range of residential uses.
- supplying accommodation for workers involved in the mining industry. This will assist to alleviate the extreme pressure on the Moranbah housing market allowing the existing housing stock to accommodate families and non mining residents.
- contributing to the provision of infrastructure for the site and precinct
- complying with the Moranbah UDA Development Scheme and Non-resident Worker Accommodation Guideline that establishes planning principles that give effect to ecological sustainability and best practice urban design and

¹ Economic Development Act 2012 s.198 Existing UDA development applications Regards to a UDA development application that was properly made the MEDQ must consider the main purposes of the repealed ULDA Act, not the main purpose of this Act, in deciding the application.
• through a condition of the PDA development permit delivering affordable housing for eligible low income households.

2. Any relevant State interest

The transitioned Moranbah UDA development scheme (the Scheme) was made under the repealed Urban Land Development Authority Act. In the process of preparing a proposed development scheme the authority (formally ULDA) was required make reasonable endeavours to consult with a government entity or GOC affected by the Scheme.

A further review has been undertaken to determine any relevant State interests (Refer to TRIM R13/30191 or Attachment 1), to this end it is reasonable to conclude that the proposed PDA development application has considered any relevant State interest and therefore any not captured by this or previous assessment is thereby deemed not relevant to the application.

3. Submissions

As part of the application was for non-resident worker accommodation the Moranbah transitioned Development Scheme required the application to undertake a Notice of Application. The notice was placed on the site on 30 November 2012 to 16 January 2013 and published in the Mackay Daily Mercury on 30 November 2012 with adjoining owners notified on 29 November 2012. A Notice of Compliance was received by EDQ on 18 January 2013 (Refer to TRIM #R13/13079).

No submissions were received.


The development application has been assessed against the relevant provisions of the Moranbah transitioned UDA Development Scheme (Refer to TRIM # R13/31701) and is determined to comply with:

• the Vision for the transitioned Urban Development Area
• the relevant transitioned UDA-wide development criteria
• Residential Zone provisions and
• Precinct 3 intent and outcomes.

A summary of this assessment is provided below:

(i) The proposed development can be considered generally in accordance with Map 6.
(ii) Footpaths and landscaping will form a condition of approval.
(iii) Proposed heights vary from 2 to 4 stories in heights. The proposed 4-storey buildings being only 1-storey difference can be defined as generally in the range of 3 storeys as required for the precinct. The 4 storey building element have been sited closure to the north that overlooks a vacant parcel of land owned by the State used as a local park and adjacent to Mixed use Zone to the east. The western boundary abuts existing workers accommodation. This elevation has been setback 3m from the boundary and will be conditioned to require privacy screens from the 1st to 4th storey.
(iv) Carparking, access and servicing has been conditioned by the EDQ Engineer to comply with the relevant standards
(v) Special conditions of the approval relate to preserving residential amenity these include:

Exclusion of use of premises

The approved use of premises as ‘indoor entertainment’ excludes within this definition the following sub-categories:
• Nightclub
• adult entertainment

Hours of operation
The approved use of premises as ‘Indoor entertainment’ has the following limits on its hours of operation.
Liquor: 10am-10pm Sunday to Thursday, 10am-12pm Friday & Saturday.
Food: 24/7

Guideline No. 3: Non Resident Worker Accommodation
The proposal has been assessed against the relevant provisions of ULDA Guideline 3 "Non-resident worker accommodation" and is determined to comply with all relevant Criteria. (Refer to TRIM # R12/255991)

In summary:
• The site is s
• As required

Engineering assessment
The Principal Engineer has assessed the civil and traffic engineering matters and supports the proposal with the inclusion of appropriate conditions. (Refer to TRIM # R13/31397)

Isaac Regional Council
Upon lodgement the Isaac Regional Council (IRC) was sent a copy of the application on 21 January a letter of response was received from the IRC. The IRC issues with EDQ response are outlined below.

<table>
<thead>
<tr>
<th>IRC Issue</th>
<th>EDQ Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water supply availability and capacity concerns</td>
<td>EDQ have only recently been briefed by the challenges faced by the IRC. However every NRWA has been conditioned by EDQ to obtain approval from the IRC for a water supply strategy, thus enabling IRC to plan for any necessary future works and upgrades.</td>
</tr>
<tr>
<td>Car parking – concern that onsite car parking is not properly managed it may adversely impact upon adjoining locality</td>
<td>The development will provide for 420 car parks this has been assessed and approved with conditions by a EDQ Principal Engineer. Additionally the development will be owned by experienced mining accommodation provider Village National will manage onsite car parking of its tenants. An onsite bus set down and pickup area has also been provided.</td>
</tr>
<tr>
<td>The Council disputes the applicants statement of support from IRC</td>
<td>Council’s comment that they have had ‘no formal assessment of the application’ is noted.</td>
</tr>
</tbody>
</table>

Affordable Housing
Non-resident worker accommodation can assist in the provision of the affordable housing need in resource communities. Therefore, the ULDA in accordance with the ULDA Guideline No. 3: Non Resident
Worker Accommodation has conditioned that 5% of the NRWA rooms to be made available at a discounted rate to eligible households for five years from the commencement of use. The condition will also allow the applicant to enter into an infrastructure agreement to instead provide a monetary payment (which may be reduced for early payment) to the Isaac Affordable Housing Trust (IAHT) as an alternative to provision of all or part of the affordable rooms.

Urban and Building Design

As located within and close to the town centre of Moranbah the design is one that is not to be viewed as traditional mining ‘donga’ accommodation (See Figures 1 and 2 below). It is also important to note that the proposal does not include approval for House or Multiple Residential Dwellings therefore traditional rules of planning for a residential neighbourhood as would otherwise be described in the Low-Rise Guideline relating to streetscape requirements do not apply to this development.

The design however is one that integrates with the Moranbah town centre providing medium density ‘campus’ style accommodation. Dwellings have clear identifiable front doors with a variety of external materials and colours creating a reasonable standard of architectural design for such a proposed use. A compromise has had to be made for onsite car parking however it has been an important focus that these do not dominate the streetscape nor located in expanses of hardstand car parks but instead integrated around the development and avoiding the use of garages.

Figure 3: Aerial site view

Figure 4: Restaurant, Hotel & Tavern
Infrastructure Contributions

The current contribution has been calculated in accordance with the Isaac Regional Council’s Adopted Infrastructure Charges Resolution (No.1) 2011.

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*Notes:
This charge will be adjusted each financial year in accordance with the:
- Infrastructure Contributions Subsidisation Policy and
- three year rolling average of the Queensland Roads and Bridges Index.

This calculation was endorsed by Manus Basson of the IRC refer to TRIM #R13/35906.

5. Any preliminary approval/s in force over the site

The IRC have advised that no preliminary approvals exist over the subject site.

Recommendation

It is recommended that the MEDQ approve the application subject to the attached PDA development approval package.

Matt Toon
Principal Planner
The submitted town planning reports describes the proposed development as an integrated residential and mixed use village that has been designed as an adaptive community. The proposal includes non-residential uses that create a “village square” within the complex that will include a restaurant, small scale shop, tavern, cafe, gymnasium including swimming pool, office space and park – all of which will be open to the general public.

It is intended to provide a residential accommodation model that caters for a range of users, who may be looking at stays from one night (in the Short-term Accommodation), a regular stay within room style accommodation (NRWA), or a more permanent stay on the basis of a long term residential lease (Relocatable Home Park).

The approval of both NRWA and Short-term Accommodation allows the 456 dwelling units to transition and be adaptable overtime from those solely in the mining sector to other short-term accommodation tenants.

The development is also proposed to be constructed in 11 stages.
The proposed site plan is illustrated below in Figure 1.

Figure 1: Proposed site plan illustrating layout with park adjacent to central facilities building (hotel, shop and restaurant etc)

Location

The site is located within Precinct 3(d) in the north of the town and close to the town centre to the east off Belyando Ave and is a large 3.87ha battleaxe allotment, which houses existing tenants in relocatable homes style accommodation. To the west is an existing ‘donga’ old style mining camp, vacant State land is to the north separating the site from Belyando Drive, to the south is a pedestrian walkway that separates the site from an existing residential area. To the immediate east is a site owed by the Council zoned for future mixed use activities with a range of community buses (see Figure 2 below).

The site is relatively flat, has no significant natural features and is above the Q100.
Assessment of proposal

In accordance with section 87 and 198(4) of the Economic Development Act 2012, the following matters have been considered in assessing this application:

1. the purpose of the ULDA Act
2. any relevant State interest
3. any submissions made about the application
4. the Moranbah transitioned UDA Development Scheme
5. any PDA or SPA preliminary approval/s in force for the relevant land.

The following is an evaluation of the application against the above matters.

1. Urban Land Development Authority Act 2007

The proposal is considered to contribute to achieving the main purposes of the Act by:

- facilitating the availability of land for urban purposes through the establishment of 545 dwellings for a range of residential uses.
- supplying accommodation for workers involved in the mining industry. This will assist to alleviate the extreme pressure on the Moranbah housing market allowing the existing housing stock to accommodate families and non mining residents.
- contributing to the provision of infrastructure for the site and precinct
- complying with the Moranbah UDA Development Scheme and Non-resident Worker Accommodation Guideline that establishes planning principles that give effect to ecological sustainability and best practice urban design and

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1 Economic Development Act 2012 s.198 Existing UDA development applications Regards to a UDA development application that was properly made the MEDQ must consider the main purposes of the repealed ULDA Act, not the main purpose of this Act, in deciding the application.

Figure 2: Site location within the town of Moranbah


- through a condition of the PDA development permit delivering affordable housing for eligible low income households.

2. Any relevant State interest

The transitioned Moranbah UDA development scheme (the Scheme) was made under the repealed Urban Land Development Authority Act. In the process of preparing a proposed development scheme the authority (formally ULDA) was required to make reasonable endeavours to consult with a government entity or GOC affected by the Scheme.

A further review has been undertaken to determine any relevant State interests (Refer to TRIM R13/36477 or Attachment 1), to this end it is reasonable to conclude that the proposed PDA development application has considered any relevant State interest and therefore any not captured by this or previous assessment is thereby deemed not relevant to the application.

3. Submissions

As part of the application was for non-resident worker accommodation the Moranbah transitioned Development Scheme required the application to undertake a Notice of Application. The notice was placed on the site on 30 November 2012 to 16 January 2013 and published in the Mackay Daily Mercury on 30 November 2012 with adjoining owners notified on 29 November 2012. A Notice of Compliance was received by EDQ on 18 January 2013 (Refer to TRIM #R13/13079).

No submissions were received.

4. Moranbah transitioned UDA Development Scheme

The development application has been assessed against the relevant provisions of the Moranbah transitioned UDA Development Scheme (Refer to TRIM # R13/31701) and is determined to comply with:

- the Vision for the transitioned Urban Development Area
- the relevant transitioned UDA-wide development criteria
- Residential Zone provisions and
- Precinct 3 intent and outcomes.

A summary of this assessment is provided below:

(i) The proposed development can be considered generally in accordance with Map 6.
(ii) Footpaths and landscaping will form a condition of approval.
(iii) Proposed heights vary from 2 to 4 stories in heights. The proposed 4-storey buildings being only 1-storey difference can be defined as generally in the range of 3 storeys as required for the precinct. The 4 storey building element have been sited closure to the north that overlooks a vacant parcel of land owned by the State used as a local park and adjacent to Mixed use Zone to the east. The western boundary abuts existing workers accommodation. This elevation has been setback 3m from the boundary and will be conditioned to require privacy screens from the 1st to 4th storey.
(iv) Carparking, access and servicing has been conditioned by the EDQ Engineer to comply with the relevant standards
(v) Two special conditions of the approval relate to preserving residential amenity, these include:

Exclusion of use of premises

The approved use of premises as ‘indoor entertainment’ excludes within this definition the following sub-categories:
Nightclub
adult entertainment

Hours of operation
The approved use of premises as ‘Indoor entertainment’ has the following limits on its hours of operation.
Liquor: 10am-10pm Sunday to Thursday, 10am-12pm Friday & Saturday.
Food: 24/7

Guideline No. 3: Non Resident Worker Accommodation
The proposal has been assessed against the relevant provisions of ULDA Guideline 3 Non-resident worker accommodation and is determined to comply with all relevant Criteria. (Refer to TRIM # R12/255991)

In summary:
- The site is
- As required

Engineering assessment
The Principal Engineer has assessed the civil and traffic engineering matters and supports the proposal with the inclusion of appropriate conditions. (Refer to TRIM # R13/31397)

Isaac Regional Council
Upon lodgement the Isaac Regional Council (IRC) was sent a copy of the application on 21 January a letter of response was received from the IRC. The IRC issues with EDQ response are outlined below.

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Affordable Housing
Non-resident worker accommodation can assist in the provision of the affordable housing need in resource communities. Therefore, the ULDA in accordance with the ULDA Guideline No. 3: Non Resident
Worker Accommodation has conditioned that 5% of the NRWA rooms to be made available at a discounted rate to eligible households for five years from the commencement of use. The condition will also allow the applicant to enter into an infrastructure agreement to instead provide a monetary payment (which may be reduced for early payment) to the Isaac Affordable Housing Trust (IAHT) as an alternative to provision of all or part of the affordable rooms.

Urban and Building Design

Located close to the town centre of Moranbah the design is not viewed as traditional mining ‘donga’ accommodation (See Figures 1 to 4 inclusive below). It is also important to note that the proposal does not include approval for House or Multiple Residential Dwellings therefore traditional rules of planning for a residential neighbourhood relating to streetscape requirements do not apply to this development.

The design however is one that integrates with the Moranbah town centre providing medium density ‘campus’ style accommodation. Dwellings have clear identifiable front doors with a variety of external materials and colours creating a reasonable standard of architectural design for such a proposed use. A compromise has had to be made for onsite car parking however it has been an important focus that these do not dominate the streetscape nor located in expanses of hardstand car parks but instead integrated around the development and avoiding the use of garages.

Figure 3: Aerial site view

Figure 4: Perspective of the ‘town square’ being the restaurant, hotel & tavern
Infrastructure Contributions

The current contribution has been calculated in accordance with the Isaac Regional Council’s *Adopted Infrastructure Charges Resolution (No.1) 2011*.

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Total $6,417,441.50*

*Notes:

This charge will be adjusted each financial year in accordance with the:
- Infrastructure Contributions Subsidisation Policy and
- three year rolling average of the Queensland Roads and Bridges Index.

This calculation was endorsed by Manus Basson of the IRC refer to TRIM #R13/35906.

5. Any preliminary approval/s in force over the site

The IRC have advised that no preliminary approvals exist over the subject site.

Recommendation

It is recommended that the MEDQ approve the application subject to the attached PDA development approval package.

Matt Toon
Principal Planner
QuASSESSMENT AND RECOMMENDATION REPORT

<table>
<thead>
<tr>
<th>Site Address</th>
<th>79 Belyando Avenue, Moranbah</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real property description</td>
<td>Lot 5 on M97372</td>
</tr>
<tr>
<td>Type of Approval</td>
<td>PDA development permit subject to conditions</td>
</tr>
<tr>
<td>Aspects of Development</td>
<td>Material change of use</td>
</tr>
<tr>
<td>Description of proposal</td>
<td>Non Residential Workers Accommodation and Short-term Accommodation (456 dwelling units); Short-term Accommodation (30 dwelling units); Relocatable Home Park (59 dwelling units); Food Premise (750m²); Shop (200m²); Business or Medical Centre (200m²); Indoor sport, entertainment and recreation (Gym 200m²); and Indoor entertainment (hotel or tavern 350m²) in accordance with a Plan of Development</td>
</tr>
<tr>
<td>EDQ reference number</td>
<td>DEV2012/385</td>
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<tr>
<td>Currency period</td>
<td>4 years from decision date</td>
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<tr>
<td>Applicant</td>
<td>THG</td>
</tr>
</tbody>
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Proposal

The PDA development application seeks approval for a Material change of use for:

- Non Residential Workers Accommodation (NRWA) and Short-term Accommodation (456 dwelling units);
- Short-term Accommodation (30 dwelling units);
- Relocatable Home Park (59 dwelling units);
- Food Premise (750m²);
- Shop (200m²);
- Business or Medical Centre (200m²);
- Indoor sport, entertainment and recreation (Gym 200m²); and
- Indoor entertainment (hotel or tavern 350m²)

in accordance with a Plan of Development

The submitted town planning report describes the proposed development as an integrated residential and mixed use village that has been designed as an adaptive community. The proposal includes non-residential uses that create a “village square” within the complex that will include a restaurant, small scale shop, tavern, cafes, gymnasium including swimming pool, office space and park – all of which will be open to the general public.

It is intended to provide a residential accommodation model that caters for a range of users, who may be looking at stays from one night (in the Short-term Accommodation), a regular stay within room style accommodation (NRWA), or a more permanent stay on the basis of a long term residential lease (Relocatable Home Park).

The approval of both NRWA and Short-term Accommodation allows the 456 dwelling units to transition and be adaptable overtime from those solely in the mining sector to other short-term accommodation tenancies.

The development is also proposed to be constructed in 11 stages.
The proposed site plan is illustrated below in Figure 1.

Figure 1: Proposed site plan illustrating layout with park adjacent to central facilities building (hotel, shop and restaurant etc)

**Location**

The site is located within Precinct 3(d) in the north of the town and close to the town centre to the east off Belyando Ave and is a large 3.87ha battleaxe allotment, which houses existing tenants in relocatable homes style accommodation. To the west is an existing ‘donga’ old style mining camp, vacant State land is to the north separating the site from Belyando Drive, to the south is a pedestrian walkway that separates the site from an existing residential area. To the immediate east is a site owed by the Council zoned for future mixed use activities with a range of community buses (see Figure 2 & 3 below).

The site is relatively flat, has no significant natural features and is above the Q100.
Figure 2: Site location within the town of Moranbah

Figure 3: Aerial view of site with existing relocatable home park dwelling units.
Assessment of proposal

In accordance with section 87 and 198(4) of the Economic Development Act 2012, the following matters have been considered in assessing this application:

1. the purpose of the ULDA Act
2. any relevant State interest
3. any submissions made about the application
4. the Moranbah transitioned UDA Development Scheme
5. any PDA or SPA preliminary approval/s in force for the relevant land.

The following is an evaluation of the application against the above matters.

1. Urban Land Development Authority Act 2007

The proposal is considered to contribute to achieving the main purposes of the Act by:

- facilitating the availability of land for urban purposes through the establishment of 545 dwellings for a range of residential uses.
- supplying accommodation for workers involved in the mining industry. This will assist to alleviate the extreme pressure on the Moranbah housing market allowing the existing housing stock to accommodate families and non mining residents.
- contributing to the provision of infrastructure for the site and precinct
- complying with the Moranbah UDA Development Scheme and Non-resident Worker Accommodation Guideline that establishes planning principles that give effect to ecological sustainability and best practice urban design and
- through a condition of the PDA development permit delivering affordable housing for eligible low income households.

2. Any relevant State interest

The transitioned Moranbah UDA development scheme (the Scheme) was made under the repealed Urban Land Development Authority Act. In the process of preparing a proposed development scheme the authority (formally ULDA) was required make reasonable endeavours to consult with a government entity or GOC affected by the Scheme.

A further review has been undertaken to determine any relevant State interests (Refer to TRIM R13/36477 or Attachment 1), to this end it is reasonable to conclude that the proposed PDA development application has considered any relevant State interest and therefore any not captured by this or previous assessment is thereby deemed not relevant to the application.

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1 Economic Development Act 2012 s.198 Existing UDA development applications Regards to a UDA development application that was properly made the MEDQ must consider the main purposes of the repealed ULDA Act, not the main purpose of this Act, in deciding the application.
3. **Submissions**

As part of the application was for non-resident worker accommodation the Moranbah transitioned Development Scheme required the application to undertake a Notice of Application. The notice was placed on the site on 30 November 2012 to 16 January 2013 and published in the *Mackay Daily Mercury* on 30 November 2012 with adjoining owners notified on 29 November 2012. A Notice of Compliance was received by EDQ on 18 January 2013 (Refer to TRIM #R13/13079).

No submissions were received.

4. **Moranbah transitioned UDA Development Scheme.**

The development application has been assessed against the relevant provisions of the *Moranbah transitioned UDA Development Scheme* (Refer to TRIM # R13/31701) and is determined to comply with:

- the Vision for the transitioned Urban Development Area
- the relevant transitioned UDA-wide development criteria
- Residential Zone provisions and
- Precinct 3 intent and outcomes.

A summary of this assessment is provided below:

(i) The proposed development can be considered generally in accordance with Map 6.
(ii) Footpaths and landscaping will form a condition of approval.
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**Exclusion of use of premises**

The approved use of premises as ‘Indoor entertainment’ excludes within this definition the following sub-categories:

- Nightclub
- Adult entertainment

**Hours of operation**

The approved use of premises as ‘Indoor entertainment’ has the following limits on its hours of operation,

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**Guideline No. 3: Non Resident Worker Accommodation**

The proposal has been assessed against the relevant provisions of ULDA Guideline 3 *Non-resident worker accommodation* and is determined to comply with all relevant Criteria. (Refer to TRIM # R12/255991)

In summary:

- The site is s
- As required

**Engineering assessment**

The Principal Engineer has assessed the civil and traffic engineering matters and supports the proposal with the inclusion of appropriate conditions. (Refer to TRIM # R13/31397)

**Isaac Regional Council**

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**Affordable Housing**

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**Urban and Building Design**

Located close to the town centre of Moranbah the design is not viewed as traditional mining ‘donga’ accommodation (See Figures 4 to 7 inclusive below). It is also important to note that the proposal does
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The design however is one that integrates with the Moranbah town centre providing medium density ‘campus’ style accommodation. Dwellings have clear identifiable front doors with a variety of external materials and colours creating a reasonable standard of architectural design for such a proposed use. A compromise has had to be made for onsite car parking however it has been an important focus that these do not dominate the streetscape nor located in expanses of hardstand car parks but instead integrated around the development and avoiding the use of garages.

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Total | $6,417,441.50*

*Notes:
This charge will be adjusted each financial year in accordance with the:
- Infrastructure Contributions Subsidisation Policy and
- three year rolling average of the Queensland Roads and Bridges Index.

This calculation was endorsed by Manus Basson of the IRC refer to TRIM #R13/35906.

5. Any preliminary approval/s in force over the site

The IRC have advised that no preliminary approvals exist over the subject site.

**Recommendation**

It is recommended that the MEDQ approve the application subject to the attached PDA development approval package.

Matt Toon
Principal Planner
ASSESSMENT AND RECOMMENDATION REPORT

<table>
<thead>
<tr>
<th>Site Address</th>
<th>79 Belyando Avenue, Moranbah</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real property description</td>
<td>Lot 5 on M97372</td>
</tr>
<tr>
<td>Type of Approval</td>
<td>PDA development permit subject to conditions</td>
</tr>
<tr>
<td>Aspects of Development</td>
<td>Material change of use</td>
</tr>
<tr>
<td>Description of proposal</td>
<td>Non Residential Workers Accommodation and Short-term Accommodation(456 dwelling units); Short-term Accommodation (30 dwelling units); Relocatable Home Park (59 dwelling units); Food Premise (750m²); Shop (200m²); Business or Medical Centre (200m²); Indoor sport, entertainment and recreation (Gym 200m²); and Indoor entertainment (hotel or tavern 350m²) in accordance with a Plan of Development</td>
</tr>
<tr>
<td>EDQ reference number</td>
<td>DEV2012/385</td>
</tr>
<tr>
<td>Currency period</td>
<td>4 years from decision date</td>
</tr>
<tr>
<td>Applicant</td>
<td>THG</td>
</tr>
</tbody>
</table>

Proposal

The PDA development application seeks approval for a Material change of use for

- Non Residential Workers Accommodation (NRWA) and Short-term Accommodation (456 dwelling units);
- Short-term Accommodation (30 dwelling units);
- Relocatable Home Park (59 dwelling units);
- Food Premise (750m²);
- Shop (200m²);
- Business or Medical Centre (200m²);
- Indoor sport, entertainment and recreation (Gym 200m²); and
- Indoor entertainment (hotel or tavern 350m²)

in accordance with a Plan of Development

The submitted town planning reports describes the proposed development as an integrated residential and mixed use village that has been designed as an adaptive community. The proposal includes non-residential uses that create a “village square” within the complex that will include a restaurant, small scale shop, tavern, cafes, gymnasium including swimming pool, office space and park – all of which will be open to the general public.

It is intended to provide a residential accommodation model that caters for a range of users, who may be looking at stays from one night (in the Short-term Accommodation), a regular stay within room style accommodation (NRWA), or a more permanent stay on the basis of a long term residential lease (Relocatable Home Park).

The approval of both NRWA and Short-term Accommodation allows the 456 dwelling units to transition and be adaptable overtime from those solely in the mining sector to other short-term accommodation tenants.

The development is also proposed to be constructed in 11 stages.
The proposed site plan is illustrated below in Figure 1.

Figure 1 : Proposed site plan illustrating layout with park adjacent to central facilities building (hotel, shop and restaurant etc)

**Location**

The site is located within Precinct 3(d) in the north of the town and close to the town centre to the east off Belyando Ave and is a large 3.87ha battleaxe allotment, which houses existing tenants in relocatable homes style accommodation. To the west is an existing ‘donga’ old style mining camp, vacant State land is to the north separating the site from Belyando Drive, to the south is a pedestrian walkway that separates the site from an existing residential area. To the immediate east is a site owed by the Council zoned for future mixed use activities with a range of community buses (see Figure 2 & 3 below).

The site is relatively flat, has no significant natural features and is above the Q100.
Figure 2: Site location within the town of Moranbah

Figure 3: Aerial view of site with existing relocatable home park dwelling units.
Assessment of proposal

In accordance with section 87 and 198(4) of the Economic Development Act 2012, the following matters have been considered in assessing this application:

1. the purpose of the ULDA Act
2. any relevant State interest
3. any submissions made about the application
4. the Moranbah transitioned UDA Development Scheme
5. any PDA or SPA preliminary approval/s in force for the relevant land.

The following is an evaluation of the application against the above matters.

1. Urban Land Development Authority Act 2007

The proposal is considered to contribute to achieving the main purposes of the Act by:

- facilitating the availability of land for urban purposes through the establishment of 545 dwellings for a range of residential uses.
- supplying accommodation for workers involved in the mining industry. This will assist to alleviate the extreme pressure on the Moranbah housing market allowing the existing housing stock to accommodate families and non mining residents.
- contributing to the provision of infrastructure for the site and precinct
- complying with the Moranbah UDA Development Scheme and Non-resident Worker Accommodation Guideline that establishes planning principles that give effect to ecological sustainability and best practice urban design and
- through a condition of the PDA development permit delivering affordable housing for eligible low income households.

2. Any relevant State interest

The transitioned Moranbah UDA development scheme (the Scheme) was made under the repealed Urban Land Development Authority Act. In the process of preparing a proposed development scheme the authority (formally ULDA) was required make reasonable endeavours to consult with a government entity or GOC affected by the Scheme.

A further review has been undertaken to determine any relevant State interests (Refer to TRIM R13/36477 or Attachment 1), to this end it is reasonable to conclude that the proposed PDA development application has considered any relevant State interest and therefore any not captured by this or previous assessment is thereby deemed not relevant to the application.

---

1 Economic Development Act 2012 s.198 Existing UDA development applications Regards to a UDA development application that was properly made the MEDQ must consider the main purposes of the repealed ULDA Act, not the main purpose of this Act, in deciding the application.
3. Submissions

As part of the application was for non-resident worker accommodation the Moranbah transitioned Development Scheme required the application to undertake a Notice of Application. The notice was placed on the site on 30 November 2012 to 16 January 2013 and published in the Mackay Daily Mercury on 30 November 2012 with adjoining owners notified on 29 November 2012. A Notice of Compliance was received by EDQ on 18 January 2013 (Refer to TRIM #R13/13079).

No submissions were received.


The development application has been assessed against the relevant provisions of the Moranbah transitioned UDA Development Scheme (Refer to TRIM # R13/31701) and is determined to comply with:

- the Vision for the transitioned Urban Development Area
- the relevant transitioned UDA-wide development criteria
- Residential Zone provisions and
- Precinct 3 intent and outcomes.

A summary of this assessment is provided below:

(i) The proposed development can be considered generally in accordance with Map 6.
(ii) Footpaths and landscaping will form a condition of approval.
(iii) Proposed heights vary from 2 to 4 stories. The proposed 4-storey buildings can be defined as generally in the range of 3 storeys as required for the precinct. The 4 storey building element has been sited closure to the north that overlooks a vacant parcel of land owned by the State used as a local park and adjacent to Mixed Use Zone to the east. The western boundary abuts existing workers accommodation. This elevation has been setback 3m from the boundary with the side elevations not providing large windows or balconies to impact upon existing neighbours privacy.
(iv) Carparking, access and servicing has been conditioned by the EDQ Engineer to comply with the relevant standards
(v) Two special conditions of the approval relate to preserving residential amenity, these include:

   **Exclusion of use of premises**

   The approved use of premises as ‘Indoor entertainment’ excludes within this definition the following sub-categories:
   - Nightclub
   - adult entertainment

   **Hours of operation**

   The approved use of premises as ‘Indoor entertainment’ has the following limits on its hours of operation.
   - Liquor: 10am-10pm Sunday to Thursday, 10am-12pm Friday & Saturday.
   - Food: 24/7
Guideline No. 3: Non Resident Worker Accommodation

The proposal has been assessed against the relevant provisions of ULDA Guideline 3 Non-resident worker accommodation and is determined to comply with all relevant Criteria. (Refer to TRIM # R13/36300)

In summary:

- The site does not have relationship with a street it is a battleaxe allotment. Being close to the town centre and considered within Moranbah (as opposed to The MAC for instance on the town fringe) the design is one of being a more permanent form of accommodation. This is important as in the minds of the residents of Moranbah as it is not a traditional ‘donga’ style single mans camp.
- The landscape design has been an important focus of the development to buffer and soften the interfaces.
- The proposed development’s operations have been an important consideration in the site planning for instance:
  - Sufficient car parking layout and numbers has been developed to ensure it meets the needs of the workers and function in a safe manner.
  - Restaurant and gym facilities have been provided
  - Bus parking and manoeuvring has been assessed and accepted by EDQ Principal Engineer.
- The approval of both NRWA and Short-term Accommodation allows the 456 dwelling units to transition and be adaptable overtime from those solely in the mining sector to other short-term accommodation tenants.
- Principal Engineer has also assessed the proposed development and supports the proposal subject to conditions pertaining to:
  - Roadworks
  - Water supply
  - Sewer Reticulation
  - Streetscape upgrades (footpaths etc)
  - Telecommunications and power.

Engineering assessment

The Principal Engineer has assessed the civil and traffic engineering matters and supports the proposal with the inclusion of appropriate conditions. (Refer to TRIM # R13/31397)

Isaac Regional Council

Upon lodgement the Isaac Regional Council (IRC) was sent a copy of the application on 21 January a letter of response was received from the IRC. The IRC issues with EDQ response are outlined below.

<table>
<thead>
<tr>
<th>IRC Issue</th>
<th>EDQ Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water supply availability and capacity concerns</td>
<td>EDQ have only recently been briefed by the challenges faced by the IRC. However every NRWA has been conditioned by EDQ to obtain approval from the IRC for a water supply strategy, thus enabling IRC to plan for any necessary future works and upgrades.</td>
</tr>
<tr>
<td>Car parking – concern that onsite car parking is not properly managed it may adversely impact upon adjoining locality</td>
<td>The development will provide for 420 car parks this has been assessed and approved with conditions by a EDQ Principal Engineer. Additionally the development will be owned by experienced mining accommodation provider Village National</td>
</tr>
</tbody>
</table>
will manage onsite car parking of its tenants. An onsite bus set down and pickup area has also been provided.

| The Council disputes the applicants statement of support from IRC | Council’s comment that they have had ‘no formal assessment of the application’ is noted. |

Affordable Housing

Non-resident worker accommodation can assist in the provision of the affordable housing need in resource communities. Therefore, the ULDA in accordance with the ULDA Guideline No. 3: Non Resident Worker Accommodation has conditioned that 5% of the NRWA rooms to be made available at a discounted rate to eligible households for five years from the commencement of use. The condition will also allow the applicant to enter into an infrastructure agreement to instead provide a monetary payment (which may be reduced for early payment) to the Isaac Affordable Housing Trust (IAHT) as an alternative to provision of all or part of the affordable rooms.

Urban and Building Design

Located close to the town centre of Moranbah the design is not viewed as traditional mining ‘donga’ accommodation (See Figures 4 to 6 inclusive below). It is also important to note that the proposal does not include approval for House or Multiple Residential Dwellings therefore traditional rules of planning for a residential neighbourhood relating to streetscape requirements do not apply to this development.

The design is one that integrates with the Moranbah town centre providing medium density ‘campus’ style accommodation. Dwellings have clear identifiable front doors with a variety of external materials and colours creating a reasonable standard of architectural design for such a proposed use. Car parking has been an important focus by not located in expanses of hardstand but instead integrated around the development and avoiding the use of garages.

Figure 4: Perspective of the ‘town square’ being the restaurant, hotel & tavern
Infrastructure Contributions

The current contribution has been calculated in accordance with the Isaac Regional Council’s Adopted Infrastructure Charges Resolution (No.1) 2011.

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Unit Price</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>59 Relocatable Home Park dwelling units (as 3+bedrooms)</td>
<td></td>
<td>$15,675.28</td>
<td>$924,841.52</td>
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<tr>
<td>30 Short-term Accommodation dwelling units</td>
<td></td>
<td>$10,000</td>
<td>$300,000</td>
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<tr>
<td>456 Non Residential Workers Accommodation and Short-term Accommodation dwelling units</td>
<td></td>
<td>$10,000</td>
<td>$4,560,000</td>
</tr>
<tr>
<td>750m² of Food Premises</td>
<td></td>
<td>$180/m² GFA</td>
<td>$171,000</td>
</tr>
<tr>
<td>200m² Shop</td>
<td></td>
<td>$140/m² GFA</td>
<td>$28,000</td>
</tr>
<tr>
<td>270m² Indoor sport, entertainment and recreation</td>
<td></td>
<td>$200/m² GFA</td>
<td>$54,000</td>
</tr>
<tr>
<td>350m² Indoor entertainment</td>
<td></td>
<td>$200/m² GFA</td>
<td>$70,000</td>
</tr>
<tr>
<td>+ adopted charge for Stormwater network</td>
<td></td>
<td>$10/m² of impervious area</td>
<td>$309,600</td>
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<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$6,417,441.50</strong></td>
</tr>
</tbody>
</table>

*Notes:
This charge will be adjusted each financial year in accordance with the:
- Infrastructure Contributions Subsidisation Policy and
- three year rolling average of the Queensland Roads and Bridges Index.

This calculation was endorsed by Manus Basson of the IRC refer to TRIM #R13/35906.
5. Any preliminary approval/s in force over the site

The IRC have advised that no preliminary approvals exist over the subject site.

Recommendation

It is recommended that the MEDQ approve the application subject to the attached PDA development approval package.

Matt Toon
Principal Planner
ASSESSMENT AND RECOMMENDATION REPORT

Date: 28 February 2014

1.0 DA Process

<table>
<thead>
<tr>
<th>Statutory Process</th>
<th>Date</th>
<th>Comment</th>
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</thead>
<tbody>
<tr>
<td>Date lodged</td>
<td>13/2/2014</td>
<td></td>
</tr>
<tr>
<td>Properly made date s82</td>
<td>13/2/2014</td>
<td></td>
</tr>
<tr>
<td>Further Issues Letter</td>
<td>NA</td>
<td></td>
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<tr>
<td>Information request s 83</td>
<td>NA</td>
<td></td>
</tr>
<tr>
<td>Public Notification s84</td>
<td>NA</td>
<td>Original application notified – no submissions</td>
</tr>
<tr>
<td>Change to Application</td>
<td>Date requested: 13/2/2014 Date granted:</td>
<td>Refer TRIM R14/10925 Note to File re: Substantially Different</td>
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<tr>
<td>Original Decision Date</td>
<td>14 March 2013</td>
<td></td>
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<tr>
<td>Change to Approval Decision Date</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Delegate</td>
<td>Steve Connor</td>
<td>Major application</td>
</tr>
</tbody>
</table>

2.0 Background

A PDA development approval was granted over the site 14 March 2013 for the following Material change of use:

- Non Residential Workers Accommodation (NRWA) and Short-term Accommodation (456 dwelling units);
• Short-term Accommodation (30 dwelling units);
• Relocatable Home Park (59 dwelling units);
• Food Premise (750m²);
• Shop (200m²);
• Business or Medical Centre (200m²);
• Indoor sport, entertainment and recreation (Gym 200m²); and
• Indoor entertainment (hotel or tavern 350m²)
• in accordance with a Plan of Development

The original submitted town planning reports described the proposed development as an integrated residential and mixed use village that has been designed as an adaptive community. The proposal included non-residential uses that create a “village square” within the complex that will include a restaurant, small scale shop, tavern, cafe, gymnasium including swimming pool, office space and park – all of which will be open to the general public.

It was intended to provide a residential accommodation model that caters for a range of users, who may be looking at stays from one night (in the Short-term Accommodation), a regular stay within room style accommodation (NRWA), or a more permanent stay on the basis of a long term residential lease (Relocatable Home Park).

The approval of both NRWA and Short-term Accommodation allows the 456 dwelling units to transition and be adaptable overtime from those solely in the mining sector to other short-term accommodation tenants.

On 14 March 2013, Economic Development Queensland granted an approval for non-residential worker accommodation and short term accommodation development consisting of 456 dwelling units, in addition to short term accommodation (30 dwelling units), relocatable home park (59 dwelling units), food premises (750m²), shop (200m²), business or medical centre (200m²), indoor sport, entertainment and recreation (gym – 200m²) and indoor entertainment (hotel or tavern – 350m²) in accordance with a Plan of Development.

3.0 Proposal

Village National (the Applicant) applied on 12 February 2014 for a section 99 Change to Approval. As indicated by THG on behalf of the Applicant, the general layout and building composition and footprint are to remain as approved and it is proposed to now accommodate a varied staging of development and condition changes to incorporate different engineering endorsement processes. In regards to the changes, the Applicant requests to amend the following:

• Stages 1a and 1b
  o Stage 1a is proposed to deliver 60 rooms (20 single storey accommodation buildings) + 1 Amenities / Laundry Building which will be Temporary Non-Resident Workers Accommodation (up to 10 years).
  o Stage 1b is proposed to deliver 36 rooms (12 single storey accommodation buildings) which will be Temporary Non-Residential Workers Accommodation (up to 10 years).

• Staging Plans
  o Site Staging Plan is to be replaced by plans identifying the temporary Stages 1a and 1b and moving through how the development will be delivered until the final Stage 16 construction is delivered in the original location of Stages 1a and 1b.

• Plan of Development
  o Amendments to the Site Plan, Building Heights Plan and Land Use Plan;
The Plan of Development 'Site Plan' will be replaced with 'version 2' which includes a notation of a 'Temporary Format non-resident workers accommodation buildings (Stages 1a and 1b) and cross references this to the relevant staging plan (plan '5' below). This plan includes the approximate boundary of the TCC.

We have also incorporated the 'amendments in red' that were included in the original approval – being the referencing of the three (3) pages of the Plan of Development.

- **Site Plan**
  - This 'Site Plan' relates to the final build out scenario. The details of the Temporary Format non-resident workers accommodation buildings (Stages 1a and 1b) are included on a series of plans as noted below.
  - There is therefore no proposed change to this plan on the understanding that this represents the final build-out only.

- **Single storey mixed use building plan – build out facilitation / construction workers accommodation buildings and indicative elevations**
  - Proposed new plan to demonstrate design of the Temporary Format non-resident workers accommodation buildings (Stages 1a and 1b)

- **Landscape Intent Plans**
  - No change to this plan noting that this plan represents the final build-out of the site – as opposed to the Temporary Format non-resident workers accommodation buildings (Stages 1a and 1b). Refer to condition below for comments on the landscaping works.

- **Changes to conditions have been made to reflect the inclusion of temporary accommodation buildings and to allow for engineering processes to be endorsed by DSDIP.**

The development is also proposed to be constructed in 16 stages now, as opposed to the 11 approved. The proposal to change the approval was to allow for re-staging to occur; condition changes to allow for engineering conditions to be endorsed by DSDIP Engineers and to ensure proposed Stages 1a and 1b incorporated 96 temporary rooms. The addition of 96 temporary rooms is proposed to enable the efficient and feasible development of the site, whilst allowing for the operations to continue throughout the development of the facility and avoid issues related to the displacement of existing residents or a reduction in available rooms within Moranbah.

![Figure 1: Proposed staging details; proposed staging of the temporary use and ultimate staged development](image-url)

**4.0 Assessment of proposal**

In accordance with section 87 of the *Economic Development Act 2012* (the Act), the following matters have been considered in assessing this application:
1. the purpose of the Act
2. any relevant State interest
3. any submissions made about the application
4. the Moranbah transitioned UDA Development Scheme
5. any PDA or SPA preliminary approval/s in force for the relevant land.

The following is an evaluation of the application against these matters.

4.1 Economic Development Act 2012 (the Act) or ULDA Act

The development application to change an existing approval, for residential use only, is considered to contribute to achieving the main purposes of the Act as it facilitates development in accordance with the Development Scheme, approved against the provisions of the Act.

The development application is considered to contribute to achieving the main purpose of the Act by:
- Facilitating economic development, and development for community purposes, in the State.

4.2 Any relevant State interest

The transitioned Moranbah UDA development scheme (the Scheme) was made under the repealed Urban Land Development Authority Act. In the process of preparing a proposed development scheme the authority (formally ULDA) was required make reasonable endeavours to consult with a government entity or GOC affected by the Scheme.

A further review was undertaken to determine any relevant State interests for the original application (Refer to TRIM R13/36477 or Attachment 1), to this end it is reasonable to conclude that the proposed PDA development application has considered any relevant State interest and therefore any not captured by this or previous assessment is thereby deemed not relevant to the application.

4.3 Relevant transitional UDA / PDA Development Scheme

The development application has been assessed against the relevant provisions of the Moranbah transitioned UDA Development Scheme (Refer to TRIM # R13/31701 for original approval and TRIM # R14/10922 for the change to approval application) and is determined to comply with:
- the Vision for the transitioned Urban Development Area
- the relevant transitioned UDA-wide development criteria
- Residential Zone provision/s and
- Precinct 3 intent and outcomes.

The proposal has been assessed against the relevant provisions of the Moranbah transitioned UDA / PDA Development Scheme and determined to comply:
- facilitating the availability of land for urban purposes through the establishment of 545 dwellings for a range of residential uses.
- supplying accommodation for workers involved in the mining industry. This will assist to alleviate the extreme pressure on the Moranbah housing market allowing the existing housing stock to accommodate families and non mining residents.
- contributing to the provision of infrastructure for the site and precinct

---

1 Economic Development Act 2012 s.198 Existing UDA development applications Regards to a UDA development application that was properly made the MEDQ must consider the main purposes of the repealed ULDA Act, not the main purpose of this Act, in deciding the application.
• complying with the Moranbah UDA Development Scheme and Non-resident Worker Accommodation Guideline that establishes planning principles that give effect to ecological sustainability and best practice urban design and

• through a condition of the PDA development permit delivering affordable housing for eligible low income households.

A summary of this assessment is provided below:

(i) The proposed development can be considered generally in accordance with Map 6.

(ii) Footpaths and landscaping will form a condition of approval.

(iii) Proposed heights vary from 2 to 4 stories. The proposed 4-storey buildings can be defined as generally in the range of 3 storeys as required for the precinct. The 4 storey building element has been sited closure to the north that overlooks a vacant parcel of land owned by the State used as a local park and adjacent to Mixed Use Zone to the east. The western boundary abuts existing workers accommodation. This elevation has been setback 3m from the boundary with the side elevations not providing large windows or balconies to impact upon existing neighbours privacy.

(iv) Carparking, access and servicing has been conditioned by the DSDIP Engineer to comply with the relevant standards

(v) Two special conditions of the approval relate to preserving residential amenity, these include:

Exclusion of use of premises
The approved use of premises as ‘Indoor entertainment’ excludes within this definition the following sub-categories:

• Nightclub
• adult entertainment

Hours of operation
The approved use of premises as ‘Indoor entertainment’ has the following limits on its hours of operation.
Liquor: 10am-10pm Sunday to Thursday, 10am-12pm Friday & Saturday.
Food: 24/7

4.4 Affordable and Accessible Housing for UDA

Non-resident worker accommodation can assist in the provision of the affordable housing need in resource communities. Therefore, DSDIP in accordance with the ULDA Guideline No. 3: Non Resident Worker Accommodation has conditioned that 5% of the NRWA rooms to be made available at a discounted rate to eligible households for five years from the commencement of use within the original approval. The condition allows the applicant to enter into an infrastructure agreement to instead provide a monetary payment (which may be reduced for early payment) to the Isaac Affordable Housing Trust (IAHT) as an alternative to provision of all or part of the affordable rooms. The change to approval will not alter this condition, however Stages 1a and 1b are excluded from this condition.

4.5 Public notification and submitters

The application was notified during the assessment of the original application. The change to approval application was not re-advertised as DSDIP considered the change to approval application to not be substantially different from the original application that the public provided comment about.

4.6 Any PDA or SPA preliminary approval in force for the relevant land.

The IRC advised that no preliminary approvals exist over the subject site.
5.0 Other considerations

5.1 Engineering assessment

The Principal Engineer has assessed the civil and traffic engineering matters and supports the proposal with the inclusion of appropriate conditions. (Refer to TRIM # R14/15094)

5.2 Guidelines

5.2.1 Guideline No. 3: Non Resident Worker Accommodation

The proposal has been assessed against the relevant provisions of ULDA Guideline 3 Non-resident worker accommodation and is determined to comply with all relevant Criteria (Refer to TRIM # R13/36300 for the original approval and TRIM # R14/10924 for the change to approval application).

In summary:

- The site does not have relationship with a street it is a battleaxe allotment. Being close to the town centre and considered within Moranbah (as opposed to The MAC for instance on the town fringe) the design is one of being a more permanent form of accommodation. This is important as in the minds of the residents of Moranbah as it is not a traditional ‘donga’ style single mans camp. 
- The landscape design has been an important focus of the development to buffer and soften the interfaces.
- The proposed development’s operations have been an important consideration in the site planning for instance:
  - Sufficient car parking layout and numbers has been developed to ensure it meets the needs of the workers and function in a safe manner.
  - Restaurant and gym facilities have been provided
  - Bus parking and manoeuvring has been assessed and accepted by DSDIP Principal Engineer.
- The approval of both NRWA and Short-term Accommodation allows the 456 dwelling units to transition and be adaptable overtime from those solely in the mining sector to other short-term accommodation tenants.
- Principal Engineer has also assessed the proposed development and supports the proposal subject to conditions pertaining to:
  - Roadworks
  - Water supply
  - Sewer Reticulation
  - Streetscape upgrades (footpaths etc)
  - Telecommunications and power.

The proposal to change the approval was to allow for re-staging to occur; condition changes to allow for engineering conditions to be endorsed by DSDIP Engineers and to ensure proposed Stages 1a and 1b incorporated 96 temporary rooms. The addition of 96 temporary rooms is proposed to enable the efficient and feasible development of the site, whilst allowing for the operations to continue throughout the development of the facility and avoid issues related to the displacement of existing residents or a reduction in available rooms within Moranbah.

5.3 Isaac Regional Council

Upon lodgement of the original application, the Isaac Regional Council (IRC) was sent a copy of the application on 21 January 2013 a letter of response was received from the IRC. The IRC issues with former EDQ response are outlined below.

<table>
<thead>
<tr>
<th>IRC Issue</th>
<th>Former EDQ Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water supply availability and capacity</td>
<td>Former EDQ have only recently been briefed by the</td>
</tr>
</tbody>
</table>
concerns challenges faced by the IRC. However every NRWA has been conditioned by former EDQ to obtain approval from the IRC for a water supply strategy, thus enabling IRC to plan for any necessary future works and upgrades.

Car parking – concern that onsite car parking is not properly managed it may adversely impact upon adjoining locality

The development will provide for 420 car parks this has been assessed and approved with conditions by a EDQ Principal Engineer. Additionally the development will be owned by experienced mining accommodation provider Village National will manage onsite car parking of its tenants. An onsite bus set down and pickup area has also been provided.

The Council disputes the applicants statement of support from IRC

Council’s comment that they have had ‘no formal assessment of the application’ is noted.

The change to approval application was not provided to Council again as DSDIP considered the change to approval application to not be substantially different from the original application they provided comment about.

6.0 Infrastructure Contributions

The current contribution has been calculated in accordance with the Isaac Regional Council’s *Adopted Infrastructure Charges Resolution (No.1) 2011*.

<table>
<thead>
<tr>
<th>Infrastructure contributions – Stages 1a and 1b (96 temporary rooms)</th>
<th>Pay to the Minister Economic Development Queensland (EDQ) a monetary contribution of $480,000 (i.e. $5,000 per temporary dwelling unit) towards the cost of the provision of essential infrastructure. The contribution is based on 50% of the applicable Isaac Regional Council’s charge of $10,000 per permanent dwelling unit under the adopted <em>Infrastructure Contributions Subsidisation Policy (no.1) 2011</em>.</th>
<th>Prior to commencing use for relevant stage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Note:</td>
<td>This charge will be adjusted each financial year in accordance with the:</td>
<td></td>
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<tr>
<td></td>
<td>• <em>Infrastructure Contributions Subsidisation Policy</em> and</td>
<td></td>
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<td></td>
<td>• three year rolling average of the Queensland Roads and Bridges Index.</td>
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<td></td>
<td><em>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by EDQ.</em></td>
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<td></td>
<td><em>If the use is required to cease prior to the maximum duration of 10 years you may be eligible for a refund relevant to the duration of the use.</em></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Infrastructure contributions – Stages 2-16 (545 dwelling units)</th>
<th>Pay to the Minister Economic Development Queensland (EDQ) a monetary contribution of $6,417,441.50 towards the cost of the provision of essential infrastructure. This contribution has been calculated in accordance with the Isaac Regional Council’s adopted <em>Infrastructure Contributions Subsidisation Policy (no.1) 2011</em>.</th>
<th>Prior to commencing use for relevant stage</th>
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<td>Note:</td>
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</tbody>
</table>
This calculation was endorsed by Nicole Hartley of the IRC refer to TRIM #R14/15607.

**Recommendation**

It is recommended that MEDQ approve the change to approval application subject to the attached PDA development approval package.

Brianna Fyffe
**Senior Planner**