



# 17 Deacon Drive, Blackwater

Development Application for Multiple  
Residential (Three Houses)

Town Planning Report

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Prepared by

Prepared for

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## Document Status

| Version | Purpose of Document     | Orig | Review | Review Date      |
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| 1       | Application Preparation | □□   | WW     | 7 August 2012    |
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## Approval for Issue

| Name     | Signature                                                                           | Date             |
|----------|-------------------------------------------------------------------------------------|------------------|
| W Window |  | 19 November 2012 |

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## Summary

BM Alliance Coal Operations Pty Ltd (BMA) has engaged RPS to seek development approval for a Multiple Residential use of land at 17 Deacon Drive, Blackwater. The subject site is more properly described as Lot 15 on SP206875, and has an area of 1,186m<sup>2</sup>.

The site lies within the Blackwater Urban Development Area (UDA), declared under the *Urban Land Development Authority Act 2007* (the Act).

This Development Application is made pursuant to the Act and the *Blackwater Urban Development Area Development Scheme 2011* (BDS).

The proposed development is for three houses on the site. Under the BDS, the proposed development is consistent with the definition of Multiple Residential. Consequently, this development application seeks a Material Change of use approval for Multiple Residential (3 houses).

The proposed development is consistent with the BDS and is an appropriate and efficient use of the site.

This report provides greater detail on the nature of the proposal, and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents. Technical issues associated with the proposal are addressed in the appended technical reports

Approval is recommended subject to reasonable and relevant conditions.

## 1.0 Application Details

| Proposed Development   |                                                                                |
|------------------------|--------------------------------------------------------------------------------|
| Aspect of Development  | Use                                                                            |
| Material Change of Use | Multiple Residential (3 houses)                                                |
| Contact Persons:       | Gavin Edwards (Technical Director - Planning)<br>Wayne Window (Senior Planner) |

Refer to Appendix A: Application Forms and Owner's Consent

## 2.0 Site Information

| Site Details                   |                                                                                                                                                                                                                  |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Address:                  | 17 Deacon Drive, Blackwater                                                                                                                                                                                      |
| Real Property Description:     | Lot 15 on SP206875                                                                                                                                                                                               |
| Site Area:                     | 1,186m <sup>2</sup>                                                                                                                                                                                              |
| Name of Owner:                 | BMP Coal Pty Ltd                                                                                                                                                                                                 |
| Planning Context               |                                                                                                                                                                                                                  |
| Blackwater Development Scheme: | Residential Zone                                                                                                                                                                                                 |
| Site Description               |                                                                                                                                                                                                                  |
| Existing use of site:          | The site is currently vacant.                                                                                                                                                                                    |
| Access:                        | The site is accessed from Deacon Drive.                                                                                                                                                                          |
| Vegetation:                    | The site is an urban area and does not feature significant or protected vegetation.                                                                                                                              |
| Landform:                      | The site is generally flat.                                                                                                                                                                                      |
| Services:                      | Existing water supply and sewerage networks service the site.<br>Stormwater is discharged into the existing stormwater network (within the road).<br>The existing use has electricity and telephone connections. |
| Easements:                     | The site is burdened by a stormwater easement in favour of Central Highlands Regional Council. The easement is 4m wide and runs along the rear and southern boundaries.                                          |
| Surrounding Uses:              | Adjacent uses are a mix of dwelling houses and low-rise units.                                                                                                                                                   |

Refer to Appendix B: Searches

## 3.0 Proposal Details

### 3.1 Overview of Proposal

This Development Application seeks to construct three (3) detached dwellings on the site (defined as Multiple Residential in the Blackwater Development Scheme), without subdividing the site.

The proposed development is a component of BMA's on-going housing delivery program across the Bowen Basin. The dwellings are to support BMA's workforce.

## 3.2 Proposal Detail

### 3.2.1 Land Use

Under the BDS, the proposed land use is defined as Multiple Residential.

### 3.2.2 Built Form

The proposed development consists of three houses, each of two-storeys. Car ports are provided to the side of each house and link the buildings.

The proposed development is illustrated at Appendix C – Proposal Plans.

|                                 |                                                                                                                                                                                                                      |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>GFA:</b>                     | Each dwelling has a GFA of 121m <sup>2</sup> and 17m <sup>2</sup> of outdoor living on a rear deck                                                                                                                   |
| <b>Site Cover:</b>              | 20.0%                                                                                                                                                                                                                |
| <b>Maximum Building Height:</b> | 7.7m                                                                                                                                                                                                                 |
| <b>Number of Storeys:</b>       | Two (2) storeys.                                                                                                                                                                                                     |
| <b>Setbacks:</b>                | <p>Front – Approximately 9.5m to the nearest house</p> <p>Side – Minimum of 1.2m to Unit 3 side setback<br/>4.0m to Unit 1 side setback</p> <p>Rear – Approximately 4.7m to the nearest house (to the rear deck)</p> |
| <b>Separation:</b>              | The proposed houses have a 3m internal separation                                                                                                                                                                    |
| <b>Private open space:</b>      | Each dwelling is provided with private open space to the rear and side.                                                                                                                                              |

### 3.2.3 Access and Vehicle Movement

|                                      |                                                                                                                                                                                                                            |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Number of Car Parking Spaces:</b> | 3 spaces per unit – 2 tandem spaces and 1 visitor space each                                                                                                                                                               |
| <b>Vehicle Entry Points:</b>         | Access will be taken from Deacon Avenue.                                                                                                                                                                                   |
| <b>Refuse Collection:</b>            | Refuse collection will be by the Central Highlands Regional Council refuse service. Individual bins for refuse and recycling will be provided and serviced by Council. Bins will be stored within the carport of each lot. |

## 4.0 Blackwater Development Scheme

### 4.1 Statutory Matters

#### 4.1.1 Confirmation that Development is not Prohibited

The proposed development is not prohibited under the BDS.

#### 4.1.2 Assessable Development and Level of Assessment

The development proposed by this application includes development that is made assessable under the BDS.

Multiple Residential is not listed under Column 1 of the Residential Use Level of Assessment Table, and hence is Permissible Development under Column 3A.

#### 4.1.3 Public Notification

It is considered that this application does not require public notification under Section 3.2.8 of the BDS.

### 4.2 UDA Wide Criteria

Section 3.3 of the BDS Land Use Plan sets out Blackwater UDA Wide Criteria, that concern

- Housing and community
- Centre vitality and employment
- Neighbourhood, in-fill, lot and block design
- Residential building design
- Infrastructure, street design and parking
- Community spaces and facilities
- Public realm and
- Environment and sustainability.

As this application is for a low-intensity in-fill development, these criteria provide general guidance. Responses have been provided below to applicable themes within these criteria.

The BDS seeks a mix and choice of housing to be provided. This proposal introduces three (3) houses within an existing, though relatively new, area of Blackwater. The proposed houses are of a scale and form that supports a range of household types, including family or shared accommodation.

The criteria in the Neighbourhood, In-fill, Lot and Block Design sections seek to achieve built forms that contribute positively to the local character, promote walking and accessibility and maintain safety and security. The proposed houses are considered to meet these objectives.

The proposed houses have a built form not dissimilar to that on adjoining land. The configuration of the development on the site maintains amenity on neighbouring lots whilst providing sufficient outdoor recreation areas for future occupants.

Additionally, the proposed development satisfies the criteria that specifically relate to in-fill areas, as it

- reflects local context as well as current best practice
- respects and enhances amenity
- responds to natural features and
- connects to services.

On-street parking is provided to meet the needs of occupants and visitors without impacting on the road network.

No additional infrastructure or open space is considered necessary for the proposal.

### 4.3 Zone Provisions

The Residential Zone under the BDS is intended to accommodate a mix residential development types. The proposed development is consistent with this intention.

### 4.4 ULDA Requirements

#### 4.4.1 Design Benchmarks

The proposal has been assessed against the Design Benchmarks identified in the Residential Zoning in the Blackwater ULDA guideline. In this assessment, no inconsistencies have been identified.

#### 4.4.2 Res 30 Guidelines

A response to the Res 30 Guidelines is provided in Appendix D. Given the minor nature of this proposal, only the Building Design component of the Guidelines is applicable. The Building Design component is general, and is overridden by the Blackwater specific Design Benchmarks discussed above.

*Refer to Appendix D: Code Compliance*

#### 4.4.3 Accessible Housing

The ULDA Affordable Housing Strategy sets a target of 10% of dwellings in each Urban Development Area (UDA) conforming to universal design principles to meet the changing needs of people and households over time. The ULDA's Accessible Housing Guidelines provide direction on how developers and builders can achieve this target.

The proposed dwellings are two-storey units to be held in BMA's housing stock to support the BMA workforce. Given the scale of this project no proviso is considered appropriate. BMA's portfolio of property in Blackwater encompass a range of dwelling types, and further projects will ensure that a high degree of accessibility is provided.

### 4.5 Infrastructure Charges

As the site is currently vacant, infrastructure charges will be applied in line with current Adopted Infrastructure Charges of Central Highlands Regional Council for Blackwater.

The development proposes a net yield of three (3) three (3) bedroom dwellings on a vacant residential site. The lot provides a one (1) lot discount.

| Infrastructure Charges      |                    |                    |                    |                    |
|-----------------------------|--------------------|--------------------|--------------------|--------------------|
|                             |                    | Gross              | Existing           | Net                |
| Field                       |                    | 3                  | 0                  | 3                  |
| Adopted Charges by Networks | Charge             | Gross              | Discount           | Net                |
| Water                       | \$4,750.00         | 14,250.00          | 4,750.00           | \$9,500.00         |
| Sewerage                    | \$6,500.00         | 19,500.00          | 6,500.00           | \$13,000.00        |
| Stormwater                  | \$2,000.00         | 6,000.00           | 2,000.00           | \$4,000.00         |
| Transport                   | \$7,000.00         | 21,000.00          | 7,000.00           | \$14,000.00        |
| Parks                       | \$4,750.00         | 14,250.00          | 4,750.00           | \$9,500.00         |
| <b>Total Adopted Charge</b> | <b>\$25,000.00</b> | <b>\$75,000.00</b> | <b>\$25,000.00</b> | <b>\$50,000.00</b> |

## 5.0 Conclusion

BMA has a program to develop additional housing in Blackwater to support its existing workforce for continued operation of nearby mining operations.

This report supports a Development Application for Material Change of Use for Multiple Residential to allow the development of three (3) houses on the site.

The proposed development is consistent with the site's zoning under the BDS, and represents an efficient use of the site. The proposed development has the capability to be provided with access to all required services and infrastructure in a sustainable, safe and efficient manner.

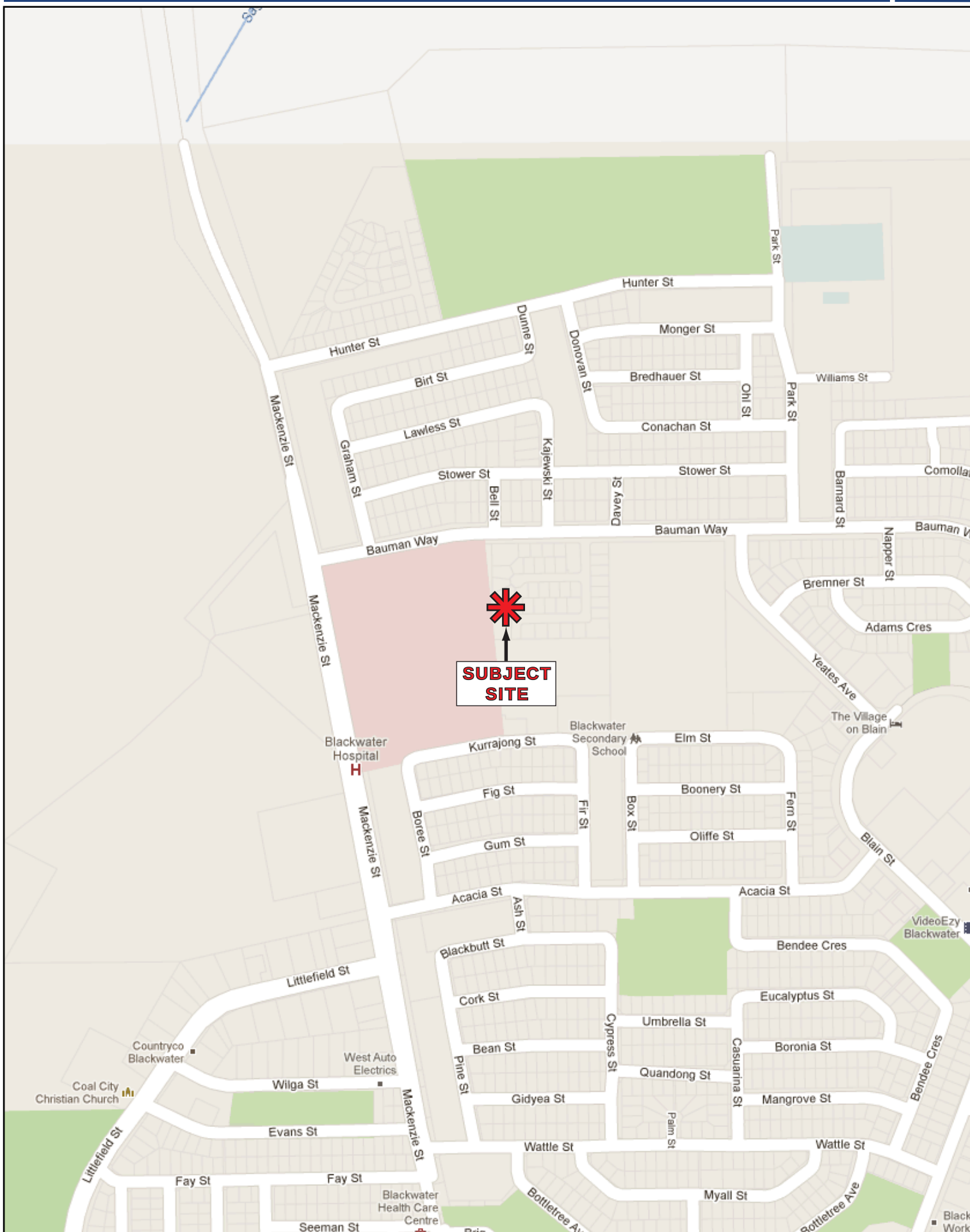
The development will contribute to a diverse range of attractive and affordable housing within the township that will attract workers and their families, and contribute positively to the town's growth, prosperity and sense of community.

Development has been designed to ensure that every dwelling delivered will achieve exceptional sustainability and liveability ratings and that the housing contributes positively to safe and attractive neighbourhoods.

Based on the above we recommend the LDA approve this application subject to reasonable and relevant conditions.

# Locality Plan

Figure 1



RPS

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

|             |              |
|-------------|--------------|
| Ref Number: | 108757-46    |
| Date:       | July 2012    |
| Source:     | Google Maps  |
| Scale:      | Not to Scale |



# Zoning Plan

Figure 3

