



29 Rufus Street, Blackwater

Development Application for Multiple
Residential (Two Houses)

Town Planning Report

Prepared by:

RPS AUSTRALIA EAST PTY LTD

743 Ann Street
PO Box 1559
FORTITUDE VALLEY QLD 4006

T: +61 7 3237 8899
F: +61 7 3237 8833
E: brisbane@rpsgroup.com.au
W: www.rpsgroup.com.au

Client Manager: Wayne Window
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Prepared for:

BM ALLIANCE COAL OPERATIONS

GPO Box 1389
BRISBANE QLD 4001

T: +61 7 3226 0600
F: +61 7 3229 2575
W: www.bmacoal.com

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Document Status

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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 29 Rufus Street, Blackwater. The subject site is more properly described as Lot 2 on RP609996, and has an area of 1,012m².

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 two (2) 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 (2 houses); and
- Reconfiguring a Lot for subdivision (1 into 2).

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 (2 dwellings)
Reconfiguring a Lot	Subdivision (1 into 2)
Contact Persons:	Gavin Edwards (Technical Director - Planning) Wayne Window (Senior Planner)

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

2.0 Site Information

Site Details	
Site Address:	29 Rufus Street, Blackwater
Real Property Description:	Lot 2 on RP609996
Site Area:	1,012m ²
Name of Owner:	South Blackwater Coal Pty Ltd
Planning Context	
Blackwater Development Scheme:	Residential Zone
Site Description	
Existing use of site:	The site presently features a four-unit apartment building dating from the early 1970s.
Access:	The site is accessed from Rufus Street.
Vegetation:	The site is an urban and does not feature significant or protected vegetation.
Landform:	The site is generally flat.
Services:	Existing water supply and sewerage networks service the site. Stormwater is discharged into the existing stormwater network (within the road). The existing use has electricity and telephone connections.
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 two detached dwellings on the site (defined as Multiple Residential in the Blackwater Development Scheme). Subdivision of the site, to create individual lots for each new house is also proposed.

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 two 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.

GFA:	Unit Type B2: 121m ²
	Unit Type B3: 121m ²
Site Cover:	27.4%
Plot Ratio:	0.27
Maximum Building Height:	8.5m
Number of Storeys:	Two (2) storeys
Setbacks:	Front: Approximately 11.5m
	Eastern Side: 1.0m (to car port)
	Internal: Built to boundary wall and car port
	Western: 2.5m
	Rear: Minimum of 21m

3.2.3 Landscaping and Open Space

Landscape Area:	No formal landscaping is proposed. Open space will be provided for each new dwelling.
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3.2.4 Access and Vehicle Movement

Number of Car Parking Spaces:	3 spaces per unit (including 1 visitor space)
Vehicle Entry Points:	Access will be taken from Rufus Street.
Refuse Collection:	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.

3.2.5 Reconfiguring a Lot

The proposal seeks to subdivide the existing lot so that the proposed dwellings will have separate titles.

	Lot 1	Lot 2
Area	533m ²	480m ²
Width	10.6m	9.55m
Depth	50.2m	50.2m

3.2.6 Infrastructure Provision

The proposed dwellings and subdivision do not require the upgrading of infrastructure or construction of additional services other than the completion of property connections into the existing networks.

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 Zone 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, infill, 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 infill 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. It is acknowledged that this proposal seeks the removal of older unit accommodation and its replacement with two detached dwellings. Whilst this represents a net loss of accommodation, the existing units have reached the end of their design life. The replacement of new, small units on this site is not considered an effective use of urban land, as this site is

better placed to provide additional family accommodation. The overall growth in non-resident worker accommodation provides an alternative housing approach in place of the units.

The criteria in the Neighbourhood, Infill, 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 occupiers.

Additionally, the proposed development satisfies the criteria that specifically relate to infill areas, as it:

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

Off-street parking is provided to meet the needs of occupiers 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 infill in the Blackwater UDA' guideline. In this assessment, no inconsistencies have been identified.

Refer to **Error! Reference source not found.**

4.4.2 Res 30 Guidelines

A response to the Res 30 Guidelines is provided in **Error! Reference source not found..** 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.

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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

The site's existing use is as four (4) units. Given the replacement of these units with two dwellings, it is considered that no infrastructure charges should apply.

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 two (2) 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.

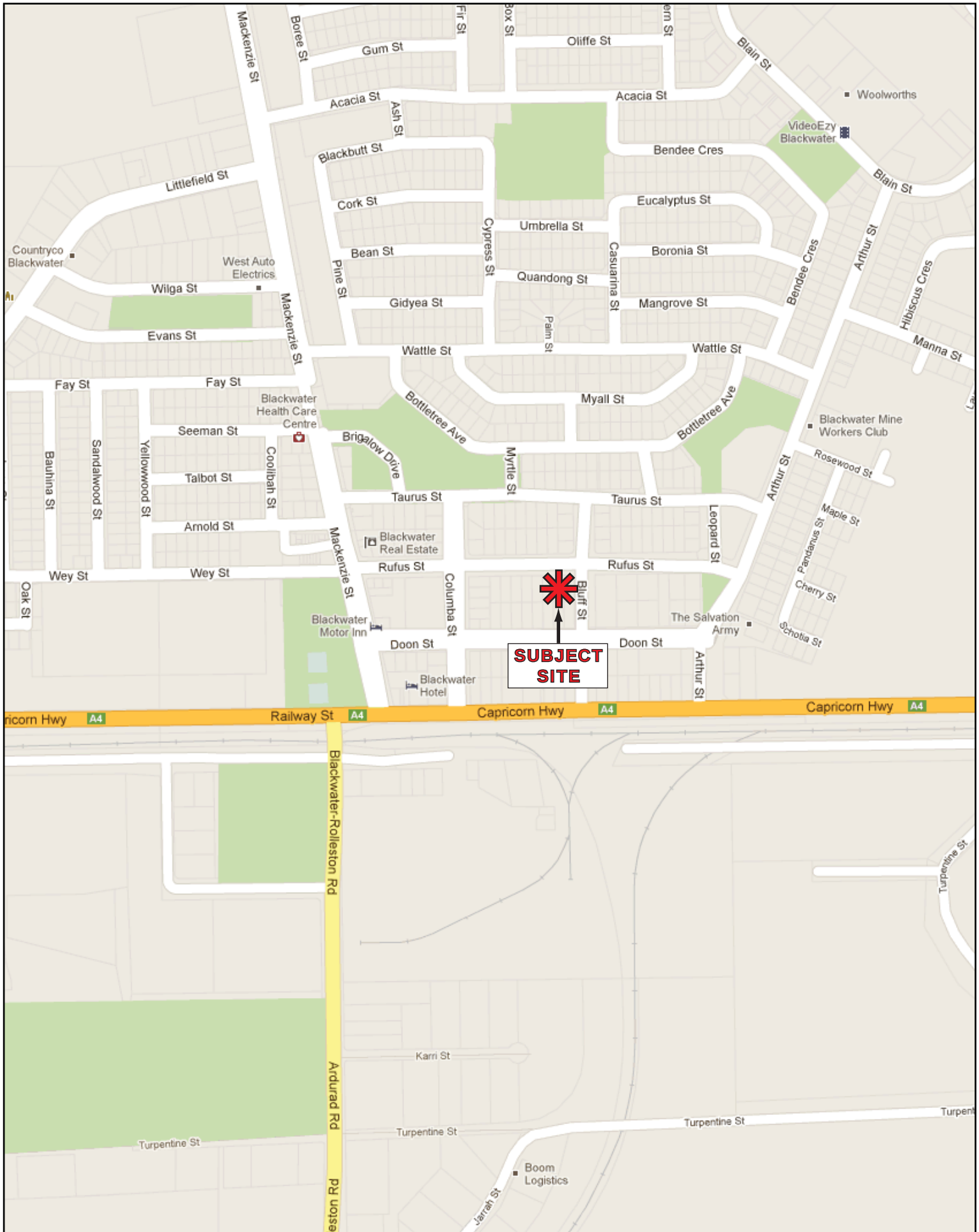
The development will contribute to a diverse range of attractive and affordable housing within the township that will attract workers and their families, and contribute positively to the town's growth, prosperity and sense of community.

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.

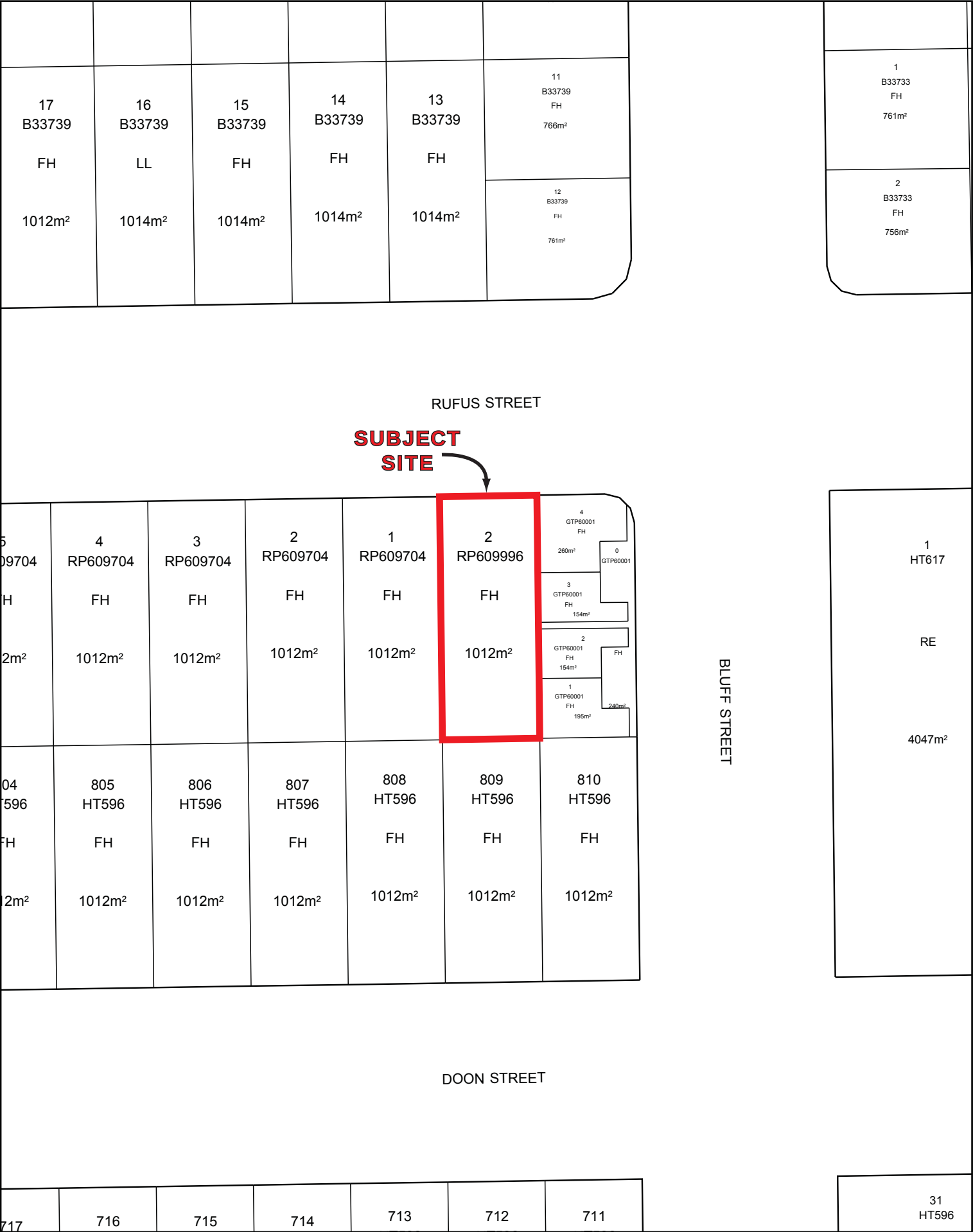
Based on the above we recommend the ULDA approve this application subject to reasonable and relevant conditions.

Locality Plan

Figure 1

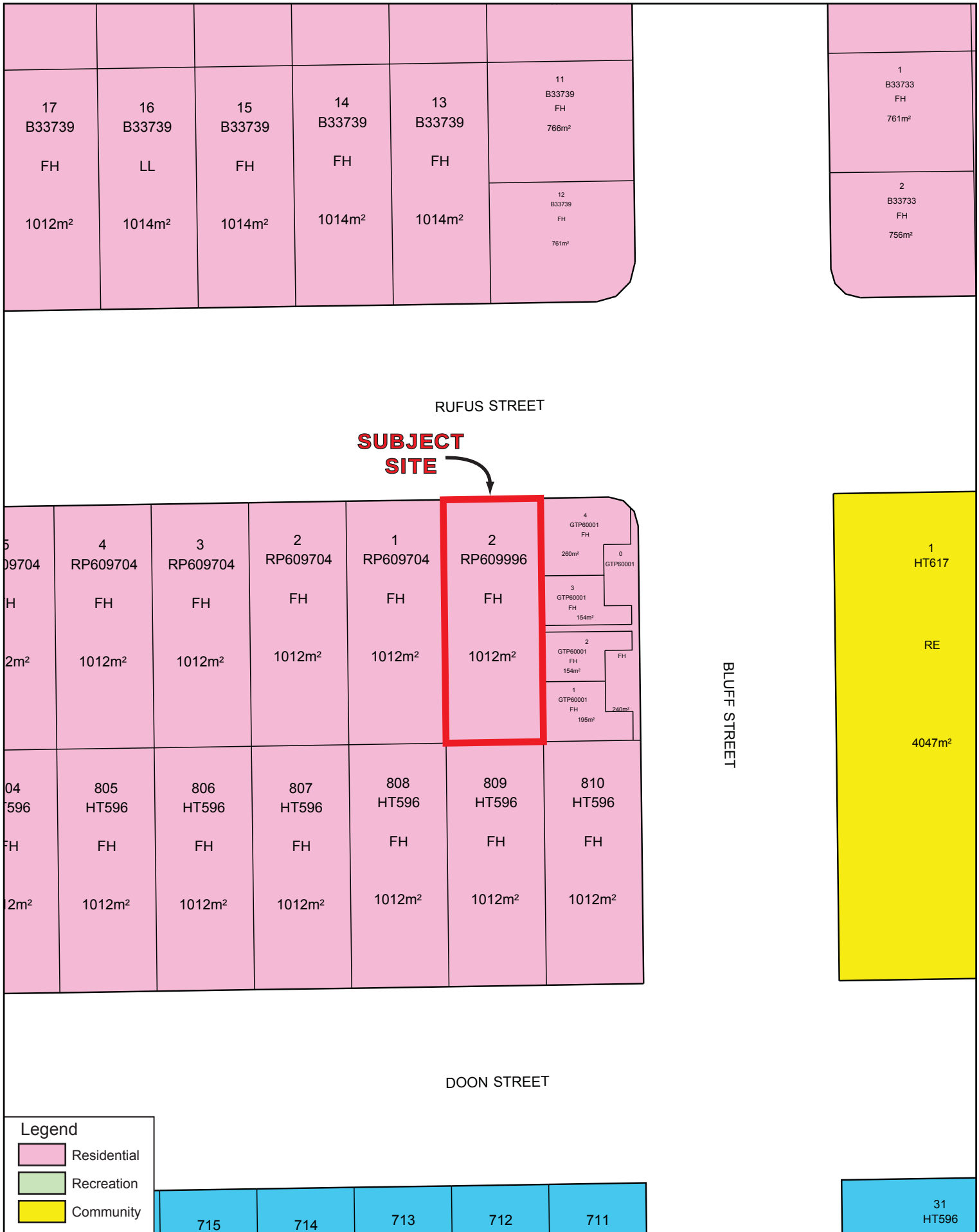


**SUBJECT
SITE**



Zoning Plan

Figure 3



Aerial Photograph

Figure 4

