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Planning
Drafting
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PLANNING REPORT

PROPOSAL: Material Change of Use – Seventeen (17) Additional Motel Rooms and Associated Kitchen/Dining and Recreation/Lounge

LOCATION: Miners Rest Motel
4 Doon Street Blackwater

REAL PROPERTY DESCRIPTION: Lot 1 SP 224375

SITE AREA: 8094 SQ M

APPLICANT: Blackwater Miners Rest Motel Pty Ltd
c/- Des Skinner Design

CURRENT USE OF LAND: Motel

ZONE: Centre

DATE: June 2013

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Drawing No.261126.1 thru to 261126.10

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1.0 INTRODUCTION

Blackwater Miners Rest Motel Pty Ltd has engaged Des Skinner Design to make application for Development Approval (Material Change of Use) for Seventeen (17) Additional Motel Rooms and Associated Kitchen/Dining and Recreation/Lounge (Replacing Existing Kiosk, Dining and Recreation Room currently located on the site).

The site is located within the jurisdiction of the Economic Development Queensland – Blackwater Urban Development Area.

Under the applicable Development Scheme, it is situated in the Centre Zone.

Under provisions of the Blackwater UDA Development Scheme the proposed development is described as Permissible Development.

2.0 SITE INFORMATION

2.1 Site Details

The proposed development is sited on land containing three street frontages. (Doon, Columba and Rufus Street's).

The 8094 sq metre site is described as Lot 1 SP 224375.

The Blackwater Motor Inn (Centre Zone) adjoins the site on the western boundary. The Blackwater Hotel (Centre Zone) is located on the opposite side of Doon Street.

All three streets are exceptionally wide.

Land located to the eastern side of Columba Street is zoned Residential. Land to the northern side of Rufus Street is also zoned Residential.

The site is within walking distance of local shops, Hotel and Aquatic Centre.



Figure 1 – Extract from Land Use Plan

2.2 Site History

The site was purchased from the Duaringa Shire Council by the current proprietor in 2006.

We have been advised the following events took place prior to and following the contract of sale:

Two pre purchase meetings with Council's Mr Peter Day occurred before a contract of sale was entered into. The Contract of Sale noted 87 Caravan Sites, however it was evident that more sites could be accommodated upon a redesign of the site layout.

The sites overall condition could only be described as derelict. Vehicles were parked across footpaths, and it was commonplace for tenants to access sites via the footpaths with vehicular traffic.

The overall condition of the site was of a very low standard with rundown caravans and a variety of associated annexes constructed of fibro, galvanized iron and canvas.

Tenants on the site included many unemployed, alcoholics and drug users. Police often frequented the site.

No formal landscaping existed on the site and internal roads unsealed.

During the pre purchase meetings, Peter Day gave assurances that the Park could be redeveloped on the proviso that the site was "cleaned up", and formal carparking and landscaping addressed. He offered a metre wide strip of footpath reserve to incorporate further landscaping. A \$60,000 fence was also constructed following the sale being finalized.

Following the amalgamation of Duaringa Shire Council with the Central Highlands Regional Council, Approval was sought and granted under the Duaringa Planning Scheme for 3 Caravan Sites, 9 Cabins, 94 Accommodation Rooms and Caretakers Residence with associated Kiosk, Deck Dining and Recreation Room in 2009.

A monetary contribution of \$17,000 was paid to CHRC for approved use of an additional 17 angled street parks and a bus setdown area in Columba Street.

Under this approval all internal roads were constructed and sealed including design and construction of a stormwater management system over the site. Underground Electricity was installed throughout the site and the three separate land titles were amalgamated into one as requested by CHRC.

2.3 Site Usage

The selection of rooms the Miners Rest Motel offers its patrons include:

The King Single

Ensuted with King Size Single Bed, Flat Screen TV, DVD Player, Bar Fridge, Microwave, Toaster, Tea and Coffee Making facilities plus Modern Kitchenette for those who are self sufficient, Additional External Storage and Inverter Split Cycle Air Conditioner.

The Executive Double Room

Ensuted with Double Bed, Flat Screen TV, DVD Player, Bar Fridge, Microwave, Toaster, Tea and Coffee Making facilities . Extended Computer bench comprising 2 metre desktop and overhead shelves. Additional External Storage and Inverter Split Cycle Air Conditioner.

Deluxe Fully Self Contained Cabins

Ensuted Stand alone Cabins with Double Bed, Walk-in Robe, Flat Screen TV, DVD player .Fully Self Contained Kitchen with Large Fridge, Microwave, Dining Table & Chairs with Inverter Split Cycle Air Conditioner, an Executive Office Desk and Chair. The Cabins include Shaded Parking and Private Courtyard.

Family Interconnecting Rooms

Ensuted Double Bed, Single Bed, Flat Screen TV, DVD Player, Bar Fridge, Microwave, Toaster, Tea and Coffee Making Facilities. Extended Computer bench comprising 2 metre Desktop & Overhead Shelves. Additional External Storage plus an Inverter Split Cycle Air Conditioner.

In addition cots are available for patrons with infants.

The Motel provides a library of books, DVD's and Board Games for its patrons use in addition to a selection of sporting equipment. For patrons wishing to utilise the nearby Backwater Aquatic Centre, childrens inflatable devices and beach towels are also provided.

During the past 3 years we are advised during times when the Motel has been fully booked out, approximately 20% of carspaces within the site would remain empty. Seventy-five of the Motels carparks are covered.

3.0 APPLICATION DETAILS

This current proposal is sought to address the undeveloped section of the Rufus Street frontage.

Currently two caravans and associated annexed structures are located on the north east section of the site. These two caravans existed on the site at the time when the current owner purchased the site in 2006. This section of the development continues to remain unsightly due to the presence of the vans, annexed structures and associated vehicles, boats etc. It is proposed to discontinue this section of the site as caravan sites with the intent of improving the overall amenity of the site and visual impact of the Rufus Street frontage.

The proposed additional Seventeen Ensuted Rooms would be located in this region of the site in accordance with the attached plans.

A Single Storey Kiosk, Dining Deck Area and Recreation Room are currently sited on the north western section of the site.

It is the Motels intent to improve the acoustic and visual amenity of the site by replacing these existing light framed structures with a Two Storey Masonry Structure comprising a Kitchen/Dining Area on the lower level and a Recreation/Lounge Area to the upper level.

The facility is to be limited to the exclusive use by Miners Rest Motel patrons only.

Carparking would comprise of the following:

- 102 On Site Carparks
- 1 Loading Bay
- 17 Existing Carparks and Bus Setdown Area (As per monetary contribution paid to CHRC under previous development approval)
- 2 Proposed Street parks to Rufus Street

Total Site Coverage of the Proposal would equate to 40.12%.

The proposed development would effectively "tidy up" the Rufus Street streetscape and positively contribute to the visual amenity of the overall site.

4.0 BLACKWATER URBAN DEVELOPMENT AREA DEVELOPMENT SCHEME

2.1 Vision Statement states:

Maximises local employment opportunities

The Motel currently provides employment for seven local residents.

It is envisaged that proposed upgrades to the Motel complex would create employment opportunities for a further five local residents.

Enhances character and amenity

The proposed development will greatly enhance the amenity of the Rufus Street frontage from its current form.

Uses infrastructure efficiently

Sewer, Water, Stormwater Management, Electricity and Communications currently service the site and will be incorporated in the proposed development. All three streets are sealed and have kerb and channel.

2.2 Vision Map

(v) enhanced landscaping in primary and secondary roads

Map 2 Blackwater UDA Vision Map depicts Doon Street as a Secondary Road with enhanced Landscape.

Substantial landscaping currently exists along the Doon Street frontage in addition to the Columba Street frontage. In addition to this existing landscaping, the further addition of street trees is proposed.

vi) two existing business centres – one on Blain St, which is to be reinforced and enhanced as the Blackwater Town Centre, and the other on the Capricorn Hwy and continuing around to Mackenzie and Arthur Streets, to be the services and tourist hub.

The site is located in close proximity to Mackenzie Street.

3.2.3 Development consistent with the land use plan

UDA assessable development is consistent with the land use plan if:

- (i) The development complies with all relevant UDA-wide criteria and the relevant zone intent, or***
- (ii) The development does not comply with one or more of the UDA-wide criteria or relevant zone intent but:***
 - (a) The development does not conflict with the UDA vision, and***
 - (b) There are sufficient grounds to justify approval the development despite the non-compliance with UDA-wide criteria and zone intents.***

The Motel is located in the Centres Zone. Table 1 identifies “Short Term Accommodation” (Motel) as a preferred business use in the Centres Zone.

3.3.2 Centre vitality and employment

Planning and design for centres and individual uses

(iv) Provide adequate amenity and on-site facilities for the operation of the use and the convenience, comfort, safety or enjoyment of users (e.g. car parking, cycle parking, access points, road frontage, site area, recreation and landscaped area, setback from shared boundaries with incompatible uses, and noise attenuation, including in relation to the Capricorn Highway or railway, through site or building design)

Easy access to the site currently exists from each street frontage.

The site abounds the Blackwater Motor Inn on the western boundary.

All other boundaries have a street frontage with mature landscaping in place. Additional landscaping is further planned for the proposed development.

A barbeque area is available for patrons use.

Covered communal areas are located throughout the site.

A portion of the rooms are interconnecting for family use.

The proposed Dining and Recreation/Lounge upgrade will further contribute to patrons convenience and comfort.

(v) mitigate impacts on nearby or adjoining sensitive uses or road function, including through

- (a) orientation and location of buildings, on-site uses and access points (e.g. boundary setbacks, location of driveways, car parks, service or refuse collection areas) to address impacts on visual or acoustic amenity, or the safety of pedestrians or road users***
- (b) screening of buildings and on-site uses or equipment (e.g. screen structures, planting) to address impacts on visual or acoustic amenity, or visual privacy***
- (c) Height of buildings to address impacts on amenity or privacy through overlooking***
- (d) Design of buildings (e.g. arrangements of rooms, choice of materials, treatments or features for aesthetic or acoustic qualities) to address impacts on visual or acoustic amenity***
- (e) Density, scale or intensity of use (e.g. number of dwelling units per hectare, gross floor area, road frontage, lot size) to address impacts on amenity (e.g. from the human or vehicle activity) or safety and convenience of road users (e.g. from the volume of traffic generated)***
- (f) Operation of the use (e.g. hours of operation, number of employees, rubbish collection hours) to address impacts on visual or acoustic amenity***
- (g) Provision of vehicle parking (e.g. number of spaces, types of vehicles accommodated) to address impacts on the convenience or safety of occupants of nearby or adjoining uses, or impacts on visual amenity.***

The proposed new rooms and Dining Room will be screened by a boundary fence and dense landscaping.

Proposed on site carparking on the Rufus Street frontage will be screened by fencing and dense landscaping.

Carparks have been designed for standard cars, four wheel drive vehicles and utilities, consistent with the existing carparking requirements on the remainder of the existing site.

Height of the proposed motel rooms are restricted to one storey. The proposed single room is located 8.3 metres and the 4 room buildings are located 4 metres from the Rufus Street boundary. External cladding and colours will be consistent with the existing buildings on the site.

The Dining/Recreation building is setback 3 metres from the Rufus Street boundary.

The adoption of double glazed windows to the Rufus Street frontage will be incorporated to address the acoustic amenity.

Doon and Columba Streets are very wide (approximately 28 metres wide) and both contain centre islands. The footpath to Rufus Street is approximately 16 metres wide. A separation distance between property boundaries on either side of Rufus Street is approximately 40 metres. In view of this separation distance their siting and size, it is not envisaged that the additional rooms will have a major impact on the existing amenity of these streets. Hours of operation of the Managers Office is 7am to 6pm six days. Number of employees will be 12 in total. Generally, rubbish collection will remain in its current form with additional rubbish disposal of the Dining Facility undertaken by the Motels janitor.

Advertising devices:

- (i) cater for the needs of businesses to clearly identify the goods and services which are supplied to the public***
- (ii) Are consistent with the scale and design of existing buildings and other works on the site***
- (iii) Compliment the local streetscape in the locality where they are located, and where appropriate, reflect the character of the area***
- (i) Are sited and provided on the premises having regard to safety and amenity.***

No additional signage is proposed for the additional development.

3.3.4 Building Design

Planning and design for buildings:

- (i) Meet the needs of residents for privacy and protect the privacy of adjoining residents***
- (ii) Provide adequate outdoor areas***
- (iii) Incorporate appropriate building setbacks that account for slope and protect the amenity and privacy of adjoining uses, including the appropriate use of build to boundary walls***
- (iv) Complement or enhance the character of the local neighbourhood and contribute to the creation of attractive and safe residential environments***
- (v) Ensure on site car parking spaces do not dominate the streetscape and do not interfere with the efficient functioning of the street***

The proposed units are sited on the Rufus Street frontage. In addition to landscaping within the site, and secondary landscaping buffer is currently under construction along the 16 metre wide footpath. No adjoining residents should be impacted with the addition of these units.

The Lower Level Kitchen/Dining is sited 2.5 metres from the western boundary. The Upper Level (Recreation Room) is stepped in further (9.33 metres) from the boundary of the Motel on the western boundary.

Covered roofed areas (5 metres wide) have been provided between each block of 4 units.

The proposed Dining and Recreation Building will enhance the character of the local neighbourhood against the existing structures in their current form. The building is setback 3 metres from the boundary of Rufus Street and is articulated on both Upper and Lower Levels. Substantial Landscaping and timber screened fencing is proposed to soften the visual amenity. Water tanks will be incorporated to capture roofwater and reused for non potable water purposes.

The proposed carpark to the Rufus Street frontage will be screened by fencing and landscaping. Given the carpark's siting and width of Rufus Street, it is not believed the carpark will interfere with the efficient functioning of the street.

3.3.8 Environment and sustainability

The design, siting and layout of uses, works and lots:

- (i) minimize adverse impact on the environmental values of the receiving waters and appropriately manages stormwater***
 - (ii) minimize adverse impacts on natural landforms and visual amenity of the site***
 - (iii) Retain significant vegetation where possible within parks, along streets and within development sites***
 - (iv) Ensure that all land and groundwater will be fit for its intended use in accordance with acceptable standards and practices***
 - (v) incorporate leading energy efficiency and water efficiency practices, maximizes recycling opportunities and reduces waste generation***
 - (vi) Promote the adoption of decentralized energy generation systems and natural ventilation to reduce energy use***
 - (vii) Incorporate landscaping that contributes to flora and fauna habitat and fauna movement, with street trees selected from species native and/or endemic to the Blackwater UDA.***
 - (viii) Will achieve an appropriate level of flood immunity***
- Erosion and sediment are appropriately managed during construction and adverse impacts on amenity are minimized.***

Stormwater infrastructure is currently in place for the whole site.

Roofwater from the proposed units will be captured in water tanks and reused for bathroom purposes.

Additional Landscaping will be similar to existing plantings to ensure a consistency throughout the site.

The site is not prone to flooding.

Appropriate sediment control measures will be installed during the construction process.

3.3.2 Zone Intent

Centre Zone Intent

Short term accommodation is an appropriate use close to the Residential Zone near the intersection with Doon Street.

Refer to statement in relation to Section 3.2.3. Development Consistent with Land Use Plan

5.0 CONCLUSION

The proposed development seeks to boost the available supply of Motel rooms in Blackwater.

Additional employment opportunities for local residents will also be generated. The Motel currently employs seven local residents. It is envisaged a further five positions will be created by the proposed upgrade.

Whilst the site is located in close proximity to the Capricorn Highway, it is not directly impacted by highway traffic. It is conveniently located within walking distance of shops, hotel and swimming pool.

The supporting information concludes the proposed development is consistent with the Blackwater Urban Development Scheme including the intent for the Centres Zone.

Furthermore, given the upgrade to the Kitchen/Dining facility and redevelopment of the north eastern portion of the site will greatly improve the amenity of Motel patrons and secondly will positively address the visual amenity of the Rufus Street frontage from its current form we trust this proposal will be received favourably.