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Town Planning Report

Lot 114 Kurrajong Street, Blackwater

Reconfiguration of a Lot (1 into 40) and New Road

BHP Billiton Mitsubishi Alliance

June 2013
13-4884

development consultants
town planning
urban design

Client: **BHP Billiton Mitsubishi Alliance**
Project: **Lot 114 Kurrajong Street, Blackwater**
Project No: **13-4884**
Date: **June 2013**
Project Contact: **David Thomson**

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Executive Summary

This report has been prepared by Urban Strategies on behalf of BHP Billiton Mitsubishi Alliance Pty Ltd to accompany an application for a Development Permit regarding a Reconfiguration of a Lot (1 lot into 40) and new road over land at Lot 114 Kurrajong Street, Blackwater.

The subject site is located adjacent to the Blackwater Hospital with a site area of approximately 3.04 ha. The site has a frontage to Kurrajong Street of approximately 58.8 metres, a maximum depth of 176 metres and maximum width of 221.2 metres.

The design of the subdivision, which provides for a large lot size, stems from feedback received from BMA staff living in recently completed subdivisions across Queensland. A need has been identified for a lot size which caters for greater private open space areas to satisfy the needs of a standard family group, the like of which will be living in this project once completed. Accordingly, the proposal caters for a range of lot sizes between 450sqm and 918sqm. Regular lot sizes has also been sought to cater for either a modular or in situ build.

The subject site is located within the jurisdiction of the Economic Development Queensland (EDQ) – Blackwater Priority Development Area. Under the relevant planning scheme, the subject site has a residential zone designation.

The proposed subdivision is generally in accordance with the design benchmarks and requirements of the Blackwater Priority Development Area Development Scheme and applicable ULDA Guidelines. The proposal also represents a subdivision pattern that is commensurate with the existing spatial nature of Blackwater and as such should be approved subject to reasonable and relevant conditions. The proposed subdivision represents permissible development under the provisions of the Blackwater UDA Development scheme.

A civil engineering report prepared by Project Partners supplements this application. Further to the release of funds in the new financial year a site based stormwater quantity and quality management plan will be commissioned and submitted to Economic Development Queensland upon completion.

This application is supported by the following consultant reports:

- Plan of Development prepared by Urban Strategies Pty Ltd;
- Plan of Subdivision prepared by Lawson Surveys; and
- Civil engineering report prepared by Projex Partners.



Summary Table

Address of Site: Lot 114 Kurrajong Street, Blackwater																																								
Real Property Description: Lot 114 SP 206875																																								
Area of Site: 3.04 ha																																								
Regional Plan Land Use Category: N/A																																								
Area Classification / Local Plan: Residential Zone																																								
Name of Owner: BHP Coal Pty Ltd																																								
Type of Application:		Prelodgement / Consultation:																																						
<table border="1"> <thead> <tr> <th rowspan="2">Aspects of Development</th> <th colspan="2">Type of Approval Requested</th> </tr> <tr> <th>PA</th> <th>DP</th> </tr> </thead> <tbody> <tr> <td>MCU</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>RoL</td> <td>☐</td> <td>☒</td> </tr> <tr> <td>BW</td> <td>☐</td> <td>☐</td> </tr> <tr> <td>OW</td> <td>☐</td> <td>☐</td> </tr> </tbody> </table>	Aspects of Development	Type of Approval Requested		PA	DP	MCU	☐	☐	RoL	☐	☒	BW	☐	☐	OW	☐	☐	<table border="1"> <tr> <td>- EDQ Team</td> <td>Y / N ☒ ☐</td> <td rowspan="2">Date 7 June 2013</td> <td rowspan="2">Contact Name / Ref Matt Toon</td> </tr> <tr> <td>- Other</td> <td>☐ ☒</td> </tr> <tr> <td>Referral Agencies:</td> <td>☐ ☒</td> <td></td> <td></td> </tr> <tr> <td>Community:</td> <td>☐ ☒</td> <td></td> <td></td> </tr> <tr> <td>Local Councillor:</td> <td>☐ ☒</td> <td></td> <td></td> </tr> <tr> <td>Other:</td> <td>☐ ☒</td> <td></td> <td></td> </tr> </table>	- EDQ Team	Y / N ☒ ☐	Date 7 June 2013	Contact Name / Ref Matt Toon	- Other	☐ ☒	Referral Agencies:	☐ ☒			Community:	☐ ☒			Local Councillor:	☐ ☒			Other:	☐ ☒		
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Brief Description/ Purpose of Proposal: Reconfiguration of a Lot (1 into 40) and new road																																								
Staged Development: N/A																																								
Referral Agencies: N/A																																								
Level of Assessment: Permissible Development																																								
Public Notification: ☐ no ☒ yes																																								
Applicant Contact Person: David Thomson																																								

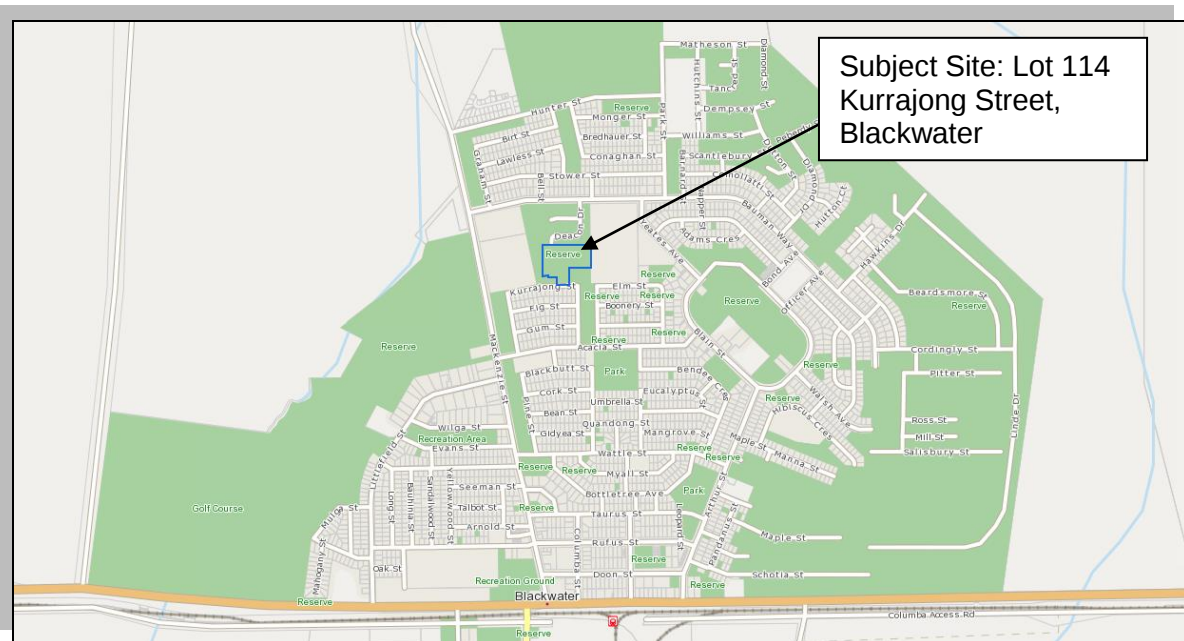


Figure 1: Aerial Map

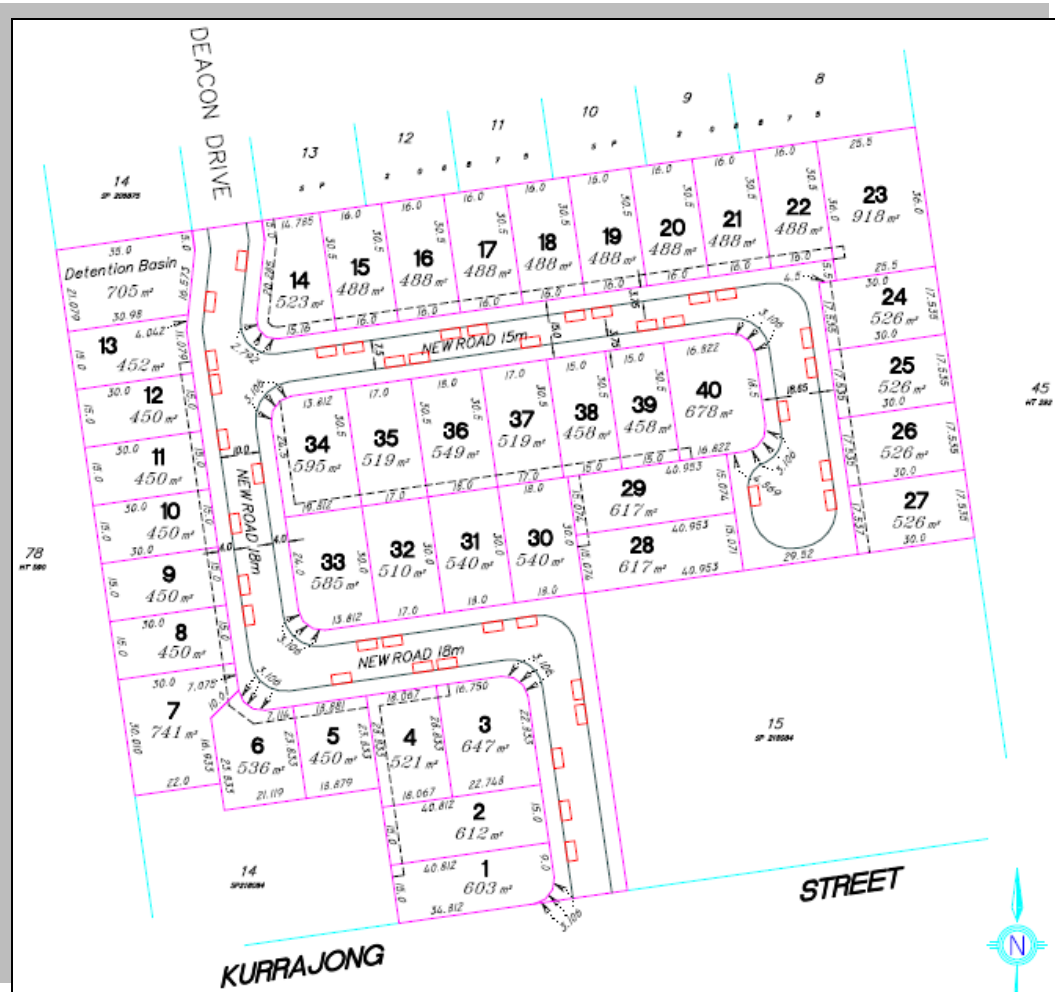


Figure 2: Proposed Subdivision Plan prepared by Lawson Surveys



1.0 Proposal

1.1 Proposal Detail

This application seeks approval for a Reconfiguration of a Lot - 1 into 40 (Development Permit) and new road over land at Lot 114 Kurrajong Street, Blackwater (Lot 114 on SP 206875).

The proposed Reconfiguration of a Lot (Subdivision) is nominated as Permissible Development under the Blackwater Development Scheme.

The layout of the proposed residential subdivision is shown on the Plan of Subdivision prepared by Lawson Surveys which accompanies this application. The plan shows that Deacon Drive is proposed to be extended south toward Kurrajong Street. An additional new road is proposed extending east from the Deacon Drive providing access for Lots 14 – 34 and terminating in a cul-de-sac.

To cater for larger open space areas for end user the lot sizes provided will range from 450m² – 918m². Lots achieve a minimum width of 15 metres.

It is proposed a footpath be established along the western verge of Deacon Drive.

In addition to the 40 residential lots provided, a detention basin being 705m² in area will be provided to north-west corner of the development site. This has been provided in accordance with the requirements of the State Planning Policy 4/10 – Healthy Waters. The precise size of the detention basin is indicative and will be confirmed further to the completion of a site based stormwater quantity and quality management plan.

Plan of Development

The Plan of Development which supplements this application prescribes a number of development controls that any new dwellings on the created lots will need to comply with. The key controls are outlined below:

- All development is to be undertaken in accordance with the Development Approval;
- The maximum height building height of buildings is not to exceed 2 storeys/ 8.5 metres above natural ground level;

Setbacks

- Setbacks are as per the Plan of Development Table unless specified otherwise (Refer to plan for front setbacks relating to Lots 7 and 23);
- Boundary setbacks are measured from the outermost projection of the façade.

Parking

- A minimum of two (2) off street car parks per dwelling a minimum of one (1) which must be covered.

Site Cover and Amenity

- The maximum site cover for lots is 60%;
 - The maximum width of a driveway at the lot boundary shall be 4.6 metres for a lot a with a double garage and 3.0 metres for a lot with a single garage;
-



Dwelling Orientation

- All buildings are to facilitate causal surveillance of the streets through the integration of porches, balconies or windows;
- Dwellings are to be sited to address the relevant primary street frontage;

Fencing

- Fences to all front boundaries must be no higher than 1.2m if solid, otherwise 1.5m if 50% transparent;
- Fences on corner lots should be designed as front fences addressing both streets;

Private Open Space

- Dwellings are to be provided with a minimum 16sqm of private open space with a minimum dimension of 2.4 m;

Dwelling Articulation/ Design

- Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2m at ground floor level or 9m at levels above ground floor, privacy is protected by:
 - sill heights a minimum 1.5m above floor level
 - OR
 - fixed opaque glazing in any part of the window below 1.5m above floor level
 - o OR
 - fixed external screens
- Any first floor deck/ balcony must be fitted with fixed screens along side boundaries;
- A distinction in building design is to be achieved through the following:
 - A variation in building material/ finishes/ colours; and
 - Varied roof forms and roof pitches.

Engineering

Supplementing the development application is a civil engineering report prepared by Projex Partners. The report identifies that the proposal can be serviced by all necessary infrastructure including water, sewer, telecommunications and electricity. In regard to water quantity it is proposed to upgrade the existing downstream drainage system to Bauman Way. Water quality will be dealt with by way of a 705sqm detention basin in the northwest corner of the site. A site based stormwater quantity and quality management plan is being commissioned and will be submitted to Economic Development Queensland upon completion.

1.2 Staging

This application will not be staged.

2.0 Site Information and Analysis

2.1 Surrounding Locality and Context

The subject site is located on land at Lot 114 Kurrajong Street, Blackwater which forms part of a lot legally described as lot 114 SP 206785. The site has a frontage to two streets, being Kurrajong Street to the south, and Deacon Drive to the north. The site is classified as Residential Use in the Blackwater Priority Development Area Development Scheme.



To the north and south of the site are detached Houses, to the west is Blackwater Hospital and to the east is Blackwater High School.

The subject site is currently vacant with no significant improvements.

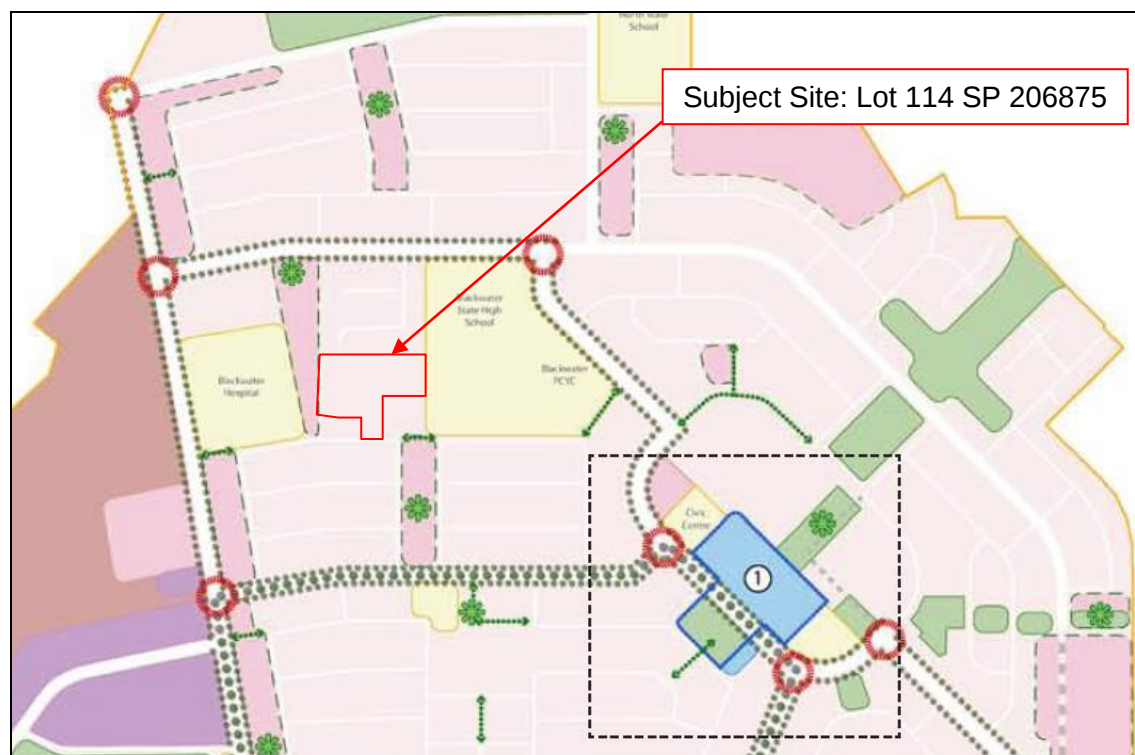


Figure 3: Site Context

3.0 Assessment Framework

3.1 State Framework

3.1.1 State Planning Policies

State Planning Policies are planning instruments outlining matters of State Interest. The current State Planning Policies are listed below:

State Planning Policy	Assessment Required
<i>SPP 1/02 - Development in the vicinity of certain airports & aviation facilities</i>	No assessment required.
<i>SPP 1/03 - Mitigating the adverse impacts of flood, bushfire and landslide</i>	No assessment required.
<i>SPP 1 / 07 - Guideline for Housing & Residential Development</i>	No assessment required.
<i>SPP 1/09 - Reconfiguration of a Lot Code for Land in Indigenous Local Government Areas to which a Local Planning Scheme does not apply.</i>	No assessment required.
<i>SPP 1/12 - Protection of Queensland's Strategic Cropping Land</i>	No assessment required.
<i>SPP 1/92 - Development and the</i>	No assessment required.



State Planning Policy	Assessment Required
<i>conservation of agricultural land</i>	
<i>SPP 2/02 - Planning & Managing Development Involving Acid Sulphate Soils</i>	No assessment required.
<i>SPP 2/07 - Protection of Extractive Resources</i>	No assessment required.
<i>SPP 2/10 - South East Queensland Koala Conservation</i>	No assessment required.
<i>SPP 3/10 - Acceleration of Compliance Assessment</i>	No assessment required.
<i>SPP 4/10 - Healthy Waters</i>	Further to the release of funds in the new financial year a site based stormwater quantity and quality management plan will be commissioned and submitted to Economic Development Queensland upon completion. Refer to the Plan of Subdivision for detail.
<i>SPP 4/11 - Protecting Wetlands of High Ecological Significance in the Great Barrier Reef Catchments</i>	No assessment required.
<i>SPP 3/11 - State Coastal Management Plan - Queensland Coastal Policy</i>	No assessment required.
<i>SPP 5/10 - Air, Noise and Hazardous Materials</i>	No assessment required.
<i>Temporary SPP 2/12 - Planning for Prosperity</i>	No assessment required.

3.2 The Blackwater Urban Development Area Development Scheme

The subject site is located within the local government area of the Central Highlands Regional Council and within the former Duaringa Shire. The subject site also forms a part of the Blackwater Priority Development Area (UDA) and is therefore subject to the Blackwater UDA Development Scheme.

The proposed subdivision has been assessed against the relevant sections of the Blackwater UDA Development Scheme, the key conclusions as below:

3.2.1 Level of Assessment

In accordance with table 2 of the Blackwater Urban Development Area Development Scheme an application for residential subdivision is permissible assessable development.

3.2.2 Vision

The Blackwater UDA accommodates a thriving town with a strong identity, recognised for its major role supporting both agriculture and the Bowen Basin mining industry, and also its potential to support a more diverse economy.

The proposed residential subdivision will:

- Deliver increased housing choice and housing affordability;
- Maximise accessibility by providing an additional connecting thoroughfare; and
- Support and maximise local employment opportunities due to the provision of developable residential lots.



3.2.3 UDA Wide Criteria

The UDA criteria apply to all assessable development in the Blackwater Priority Development Area. The proposal fulfils the criteria for the following reasons:

- The proposed subdivision will provide forty lots of a balanced mix that vary in size from 450m² to 918m² catering for a “liveable” product for family dwellings;
- Infill residential development will reflect local context and be commensurate in scale with surrounding residential development;
- An efficient and safe street network will increase permeability and accessibility for pedestrians and vehicles. Kurrajong Street will be connected with Deacon Drive, maximising connectivity for surrounding residential, community, retail uses and the proposed development close to the Blackwater town centre;
- Reflect local context, enhance amenity;
- Adequate on street parking will be provided for convenience of residents and visitors as per the proposed Plan of Subdivision;
- Street trees will be provided that are the appropriate species for the area; and
- The creation of the new lots will have nil environmental impacts.

3.2.4 Residential Zone

As shown in Figure 3 the subject site is located within the Residential Zone. The intent of the Residential Zone is to cater for a range of residential types including detached and attached dwellings in a range of styles and sizes. This includes traditional houses on 800m², small lot houses, duplexes and multiple residential housing.

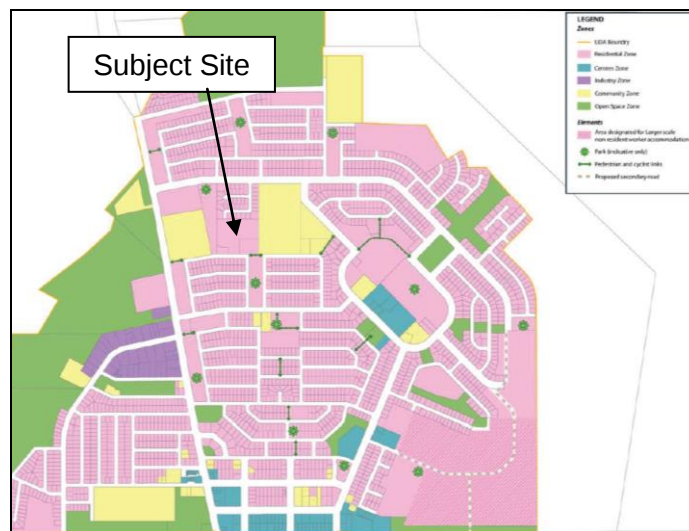


Figure 4: Area Classification

3.3 The Design Benchmarks for Assessable Development

Section 3.5.3 of the Blackwater Urban Development Area Development Scheme outlines the design benchmarks for assessable development which provide guidance for achieving the UDA wide criteria. The proposal has been assessed against guidelines 4, 5, 6 and 18 which are detailed below.



3.3.1 Residential infill in the Blackwater UDA Guideline No. 4

This guideline supplements the Blackwater Urban Development Area Development Scheme by providing design benchmarks for residential infill within the Blackwater Priority Development Area. The proposal has been assessed against the minimum lot size, minimum lot frontage, landscaping, footpath, access and infrastructure requirements.

The proposed layout, combined with the directive for a larger lot size enables the vast majority of lots to comply with the applicable depth and width ratios. Furthermore, the Plan of Development demonstrates that the subdivision will attain lots that have adequate area and dimension to provide landscaping, open space, useable onsite parking and building envelopes with appropriate setbacks to adjoining lots. In addition, the provision of lots varied in size will supply an array of housing options within the newly created residential subdivision.

3.3.2 Neighbourhood Planning and Design Guideline No. 5

The proposal has been assessed against the guideline and is considered to be accommodating to the advice as stated in the guideline, as detailed below:

- All lots created as a result of the proposed subdivision will be in close proximity to a number of parks;
- The average dwelling density is at approximately 15 dwellings per hectare; and
- The street network has been designed to maximise the number of lots with a north – south orientation.

3.3.3 Street and Movement Network Guideline No. 6

This guideline is intended to provide street and movement network design standards on the planning and design of street and movement networks within the Priority Development Areas. As shown on the Subdivision Plan prepared by Lawson Surveys the movement networks have been designed in accordance with these standards. The Deacon Drive extension is provided with an 18 metre wide road reserve, a 10 metre wide carriageway and 4 metre wide verges. The local access cul-de-sac is provided with a minimum 15 metre wide road reserve (Widening to 18.65 metres near the bulb), a 7.5 metre wide carriageway and 3.75 metre wide verges. The proposed movement network is compliant with the guideline for the following reasons:

- Sufficient width to provide for on street parking and passing opportunities;
- A footpath will be provided along the western side of the Deacon Drive extension. Following discussions with Economic Development Queensland, it was confirmed that a footpath would not be required for the proposed Cul-de-sac verge;
- Provision for a minimum 40 on street car parks; and
- Two car parks will be provided on each lot.

In conclusion, it is considered that the proposed road and parking arrangements are consistent with the guideline and advice from Economic Development Queensland.

3.3.4 Development Interfaces Guideline No. 18

The Guideline is intended to provide direction on the design of the interface between the proposal and adjoining sensitive land uses. Within this context it is appropriate to note that only four of the lots within the proposed subdivision are located adjacent to a non-residential zone being the community zone to the east.



The Plan of Development has been prepared to provide a superior transition between adjoining land uses. In this respect the Plan of Development includes a range of provisions ensure that the scale and density of the proposed development is consistent with, and does not have an adverse impact on, the character and amenity of the adjoining properties. These measures include controls on building height, site cover, setback and private open space. As a result the proposal is considered to be consistent with the advice in the Guideline.

4.0 Conclusions and Recommendations

This report accompanies an application for a Development Permit for a Reconfiguration of a Lot (1 into 40) and new road at lot 114 Kurrajong Street, Blackwater.

The proposal accords with and furthers the development intent for the area, presenting a land use consistent with that envisaged within the residential zone of the Blackwater Priority Development Area.

This proposal demonstrates observance and is consistent with the Blackwater Urban Development Area Development Scheme's intent and residential zone provisions. The Design Benchmarks included in the ULDA Guidelines have also been observed along with the UDA wide Criteria. As such, the proposed subdivision should be approved in accordance with the submitted Plan of Development and Plan of Subdivision subject to reasonable and relevant conditions.

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Urban Strategies Pty Ltd
June 2013
