



**Queensland
Government**

**Blackwater East Priority Development Area
Development Scheme**

MEDQ Submissions Report

Under the Economic Development Act 2012

March 2014

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1. Introduction

The public notification and submission period for the Blackwater East Priority Development Area (PDA) Proposed Development Scheme was undertaken from 28 October to 6 December 2013.

Following the end of the public notification, submissions received and possible amendments to the development scheme were considered. This report has been prepared to summarise the submissions considered by the Minister for Economic Development Queensland (MEDQ) and provide information on the merits of the submissions.

The MEDQ has also engaged with state agencies in the drafting of the proposed development scheme and has incorporated comments where appropriate. No comments received from state agencies during the notification period have resulted in further changes to the document.

The MEDQ has now made the development scheme which is available to view on the Department of State Development Infrastructure and Planning (DSDIP) website at www.dsdip.qld.gov.au. The MEDQ will publish a notice in the Blackwater Herald newspaper advising the public of this. Additionally, Central Highlands Regional Council and each submitter will be notified that the scheme has been approved and that this report and the development scheme can be viewed on the DSDIP website.

2. Overview of submissions

A total of three (3) submissions, all from members of the community, were received during the submission period. One (1) submission was withdrawn by the submitter as their concerns were not in relation to the Blackwater East PDA Proposed Development Scheme. There have been no changes to the development scheme as a result of submissions received.

3. Summary of submissions

Areas of support

Issue #	Issue/comment
1.	Submitter congratulates EDQ for looking into the release of more residential land for the future of Blackwater as land availability and affordability has been a major concern for a number of years.
2.	Submitter applauds the request for public comment on the future of land use in Blackwater.

Areas of concern

Issue #	Issue/Comment	Response	Amendment Y=yes/N=no
General			
1.	The submitter explains that people working in Blackwater choose to drive in and drive out because their families do not see it as a desirable place to live.	Noted. No change to the development scheme is required.	N
2.	Submitter hopes that when developing land use plans, EDQ will address the need for inspired design of community facilities.	Noted. No change to the development scheme is required.	N
Mining camps and Non-resident worker accommodation (NRWA)			
3.	Submitter has seen a significant increase in mining camps and single-person accommodation over the last five (5) years with more development already approved and awaiting construction. Submitter strongly opposed previous ULDA draft policy for non-resident worker accommodation and believes the community was not heard in their opposition. Submitter's main concern is that the ratio of single-person accommodation to residential dwellings is detrimental to maintaining a strong and vibrant community.	Noted. Under the Blackwater East PDA Proposed Development Scheme, NRWA is not appropriate in stages 1, 2 and 3 of the PDA. Development for NRWA will be investigated in stage 4 of the PDA once other areas in the Blackwater PDA designated for this purpose have been substantially developed.	N
4.	Submitter proposes that land to the east of Blackwater which is still vacant and zoned for "camps" be re-zoned for residential only as there is currently enough mining accommodation in town.	Noted. Under the Blackwater East PDA Proposed Development Scheme, NRWA is not appropriate in stages 1, 2 and 3 of the PDA. Development for NRWA will be investigated in stage 4 of the PDA once other areas in the Blackwater PDA designated for this purpose have been substantially developed.	N

Issue #	Issue/Comment	Response	Amendment Y-yes/N-no
Neighbourhood planning and design			
5.	Submitter suggests that land zoned for non-resident worker accommodation could instead be zoned for acreage as Blackwater is without such land. Acreage lots would also beautify the main entrance to the town from the East.	<p>There is no land zoned for Non-resident worker accommodation in the Blackwater East PDA. Development for NRWA will be investigated in stage 4 of the PDA once other areas in the Blackwater PDA designated for this purpose have been substantially developed.</p> <p>Acreage lots on land able to be serviced by urban infrastructure would reduce yields and add additional costs. Other areas close to Blackwater may be more suitable for this purpose.</p> <p>The open space area which directly adjoins the Capricorn Highway acts as a landscape and amenity buffer between development and the State-controlled road, while also creating an 'entry' to Blackwater when approaching from the East.</p>	N
Environment and open space			
6.	Submitter suggests that shade structures be constructed at children's sporting and recreation facilities rather than simple shed structures.	The Open space zone allows various community facilities to be developed which could include children's playgrounds. The provision and extent of shade structures in the Open space zone will be assessed during development assessment.	N
7.	<p>Submitter has aspirations for a water theme park to be constructed in a central location of Blackwater so as to encourage use by all residents of the town.</p> <p>The submitter believes that the proposed new park in the Blackwater East PDA is not appropriate for such a significant community facility. The submitter suggests the area of undeveloped open space land between Bremner Street and Officer Avenue would merit consideration for such development given its proximity to the Blackwater Town Centre and current function as an overland flow path for major storm runoff.</p>	<p>This is not considered to be an appropriate use within the Blackwater East PDA as the Open space zone is not designed to cater for such a community facility.</p> <p>The feasibility of such a facility would need to be carefully assessed and is not a relevant matter for the Blackwater East PDA.</p>	N
8.	Submitter suggests serious night lighting for adult sporting, recreation and function facilities are installed.	<p>Crime Prevention Through Environmental Design (CPTED) principles such as passive surveillance and activated street frontages are included as part of the Neighbourhood planning and design.</p> <p>These matters would be assessed as part of the approval of this type of facility in the PDA.</p>	N

