



# ULDA – Blackwater update

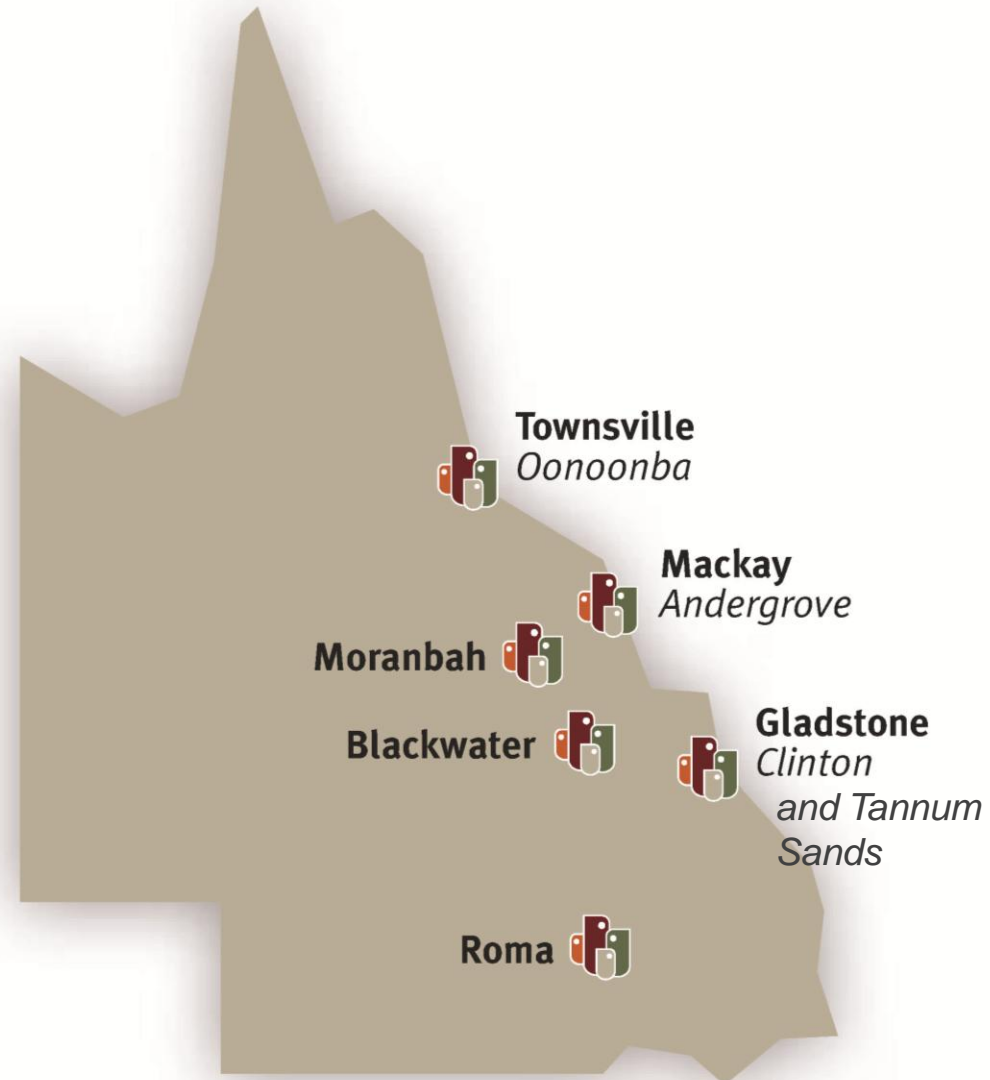
14 October 2011 • Paul Eagles

# ULDA in resource locations



## Quick Stats:

- 7 locations in six towns
- 3,500 dwellings over 5-7 years
- 2 Town centre rejuvenation programs
- Key worker housing - \$3m 2011/12
- Priority homebuyer Initiatives



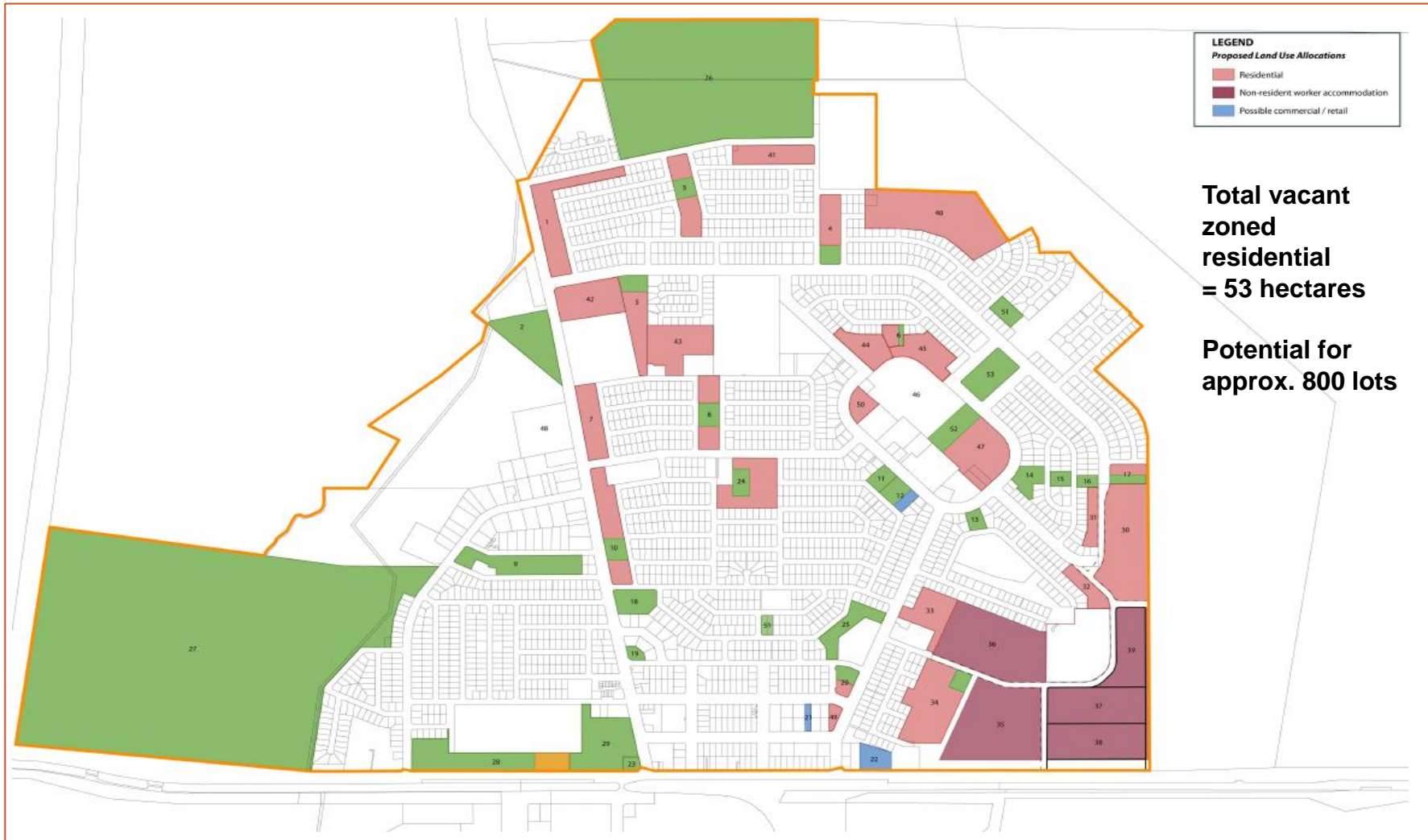
# ULDA role in Blackwater



## Working with Council:

- To increase housing supply
- To facilitate key worker housing
- Assist in town rejuvenation strategies

# Residential development sites



# Initial ULDA projects



## Arthur St townhouse development:

- 12 units – 1/2/3 bed product
- Prices \$300k+ to \$450,000
- Commences November
- 4 units for key workers



# Initial ULDA projects



## Bauman Way residential development:

- 170 dwellings
- Diverse range of lot sizes and prices
- Construction starting early 2012



# Town rejuvenation strategies



## BLACKWATER VISION

The Blackwater UDA will accommodate a thriving town that is recognised for its major role in supporting the mining industry in the Bowen Basin coal belt, as well as its potential to support a more diverse economy.

**LEGEND**

**Land Use Allocations**

- Residential
- Existing open space, State reserves or rural zoned land proposed for residential use
- Appropriate for Large scale Non-resident worker accommodation
- Centre
- Industrial
- Community
- Open space
- Park (indicative only)
- Pedestrian and cyclist links
- Long term development area
- Eastern Growth Area

**Town Enhancements**

- Priority Areas
  - Blackwater Town Centre
  - Township Centrevagh
  - Lions Park
  - Travellers Rest Area
- Primary road with enhanced landscape
- Secondary road with enhanced landscape
- Proposed secondary road with enhanced landscape
- Proposed road connection
- Key areas for streetscape enhancements
- Entry statements for town

**Highway Intersections**

- Restricted left in / left out highway access
- Proposed all movements highway access
- Proposed improvements to railway crossing and Mackenzie Street intersection



### Affordable Housing

More affordable housing will be available through the improved supply of residential land and a greater range of housing types to suit the needs of the Blackwater community.



### Town Centre

The Blackwater Town Centre in Blain Street will be the focus for retail and civic activities in Blackwater, creating an attractive and vibrant destination for residents and visitors.



### Townscape

The townscape and areas of open space will be enhanced, building on the town's physical setting, historical links and Indigenous heritage, creating a strong identity and making the town more attractive to all members of the community, as well as investors and visitors.



### Open Space

There are a number of areas of open space interspersed throughout the urban area that are undeveloped and not required for recreation or community purposes. It is proposed that excess open space be developed for residential purposes, and that retained park areas be further developed and enhanced.



### Worker Accommodation

A proposed growth area on the eastern side of the town is identified as appropriate for larger scale high quality Non-resident worker accommodation.



### Roads and Traffic

Proposed new vehicular access arrangements to the Capricorn Highway will improve efficiency and safety.



# Blackwater Town Centre Rejuvenation Plan

## Town Centre Design Principles

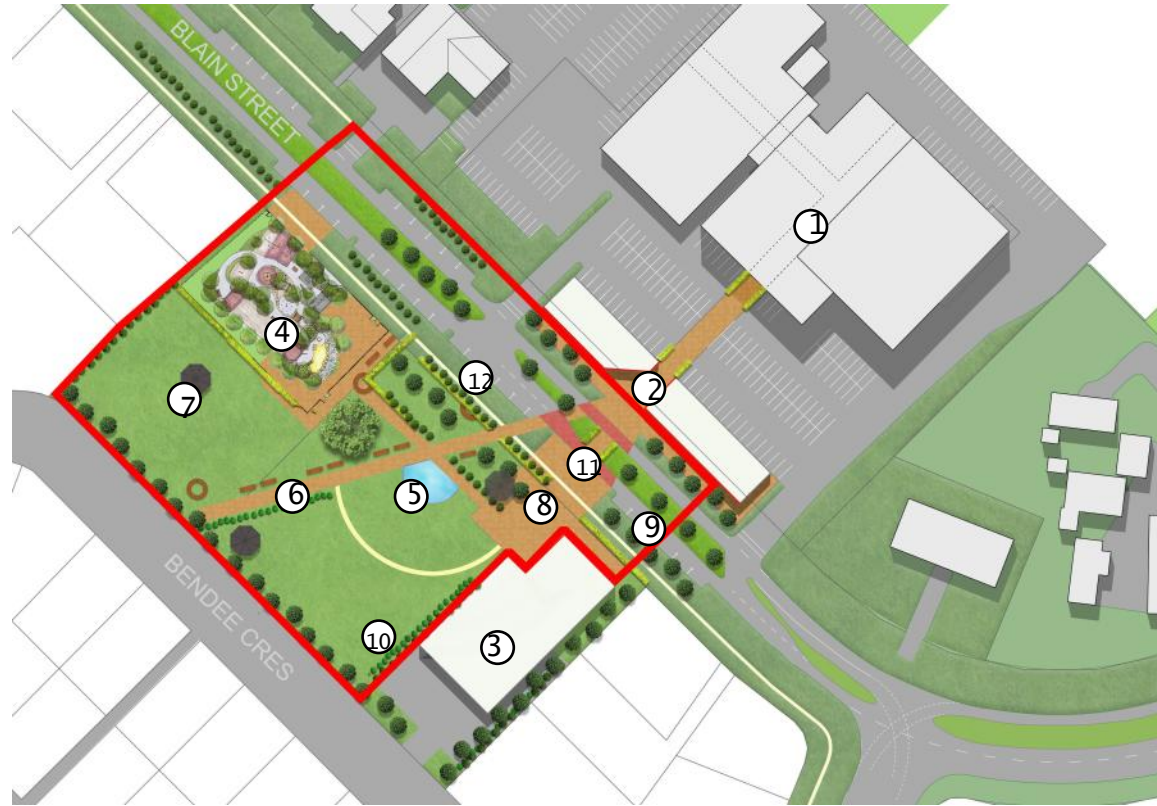
- Co-location of commercial (retail and office) and civic uses
- Central open space with civic space integrated with commercial and community facilities
- Provision of new commercial office on appropriately zoned land neighbouring Town Centre Park
- Improved pedestrian environment through the reduction of Blain Street with on-street parking maintained
- Provision of new commercial facilities to support commercial investment in town & opportunities to expand existing services (i.e. medical facilities)



# Blackwater Town Centre Rejuvenation Plan

## Current Status

- ULDA developing external funding proposals with CHRC to extend All Abilities Park & provide new commercial facilities
- Engaging with shopping centre owner to ensure the centre is integrated and improved
- Seeking EOs from retailers & commercial operators seeking to expand in Blackwater
- Final town centre plan anticipated in late November 2011



**Blackwater Town Centre Plan**

1. Blackwater Shopping Centre
2. Proposed Shopping Centre extension
3. Proposed future commercial building
4. Existing All Abilities Park
5. Water Feature
6. Park promenade – provides main connection through plaza to park
7. Picnic shelter
8. Public plaza space
9. Streetscape landscaping
10. Open grassy area – provides views to plaza & water feature
11. Shared zone – with narrowed road, pavement treatment with street planting to prioritise pedestrian movement & slow vehicle traffic
12. Street parking

# Lessons learnt



- No 'silver bullet' to housing pressures
- Success from:
  - Collaboration and partnerships
  - Unlocking 'lazy land'
  - Private development support
- Key worker housing must be addressed specifically
- Town rejuvenation strategies



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