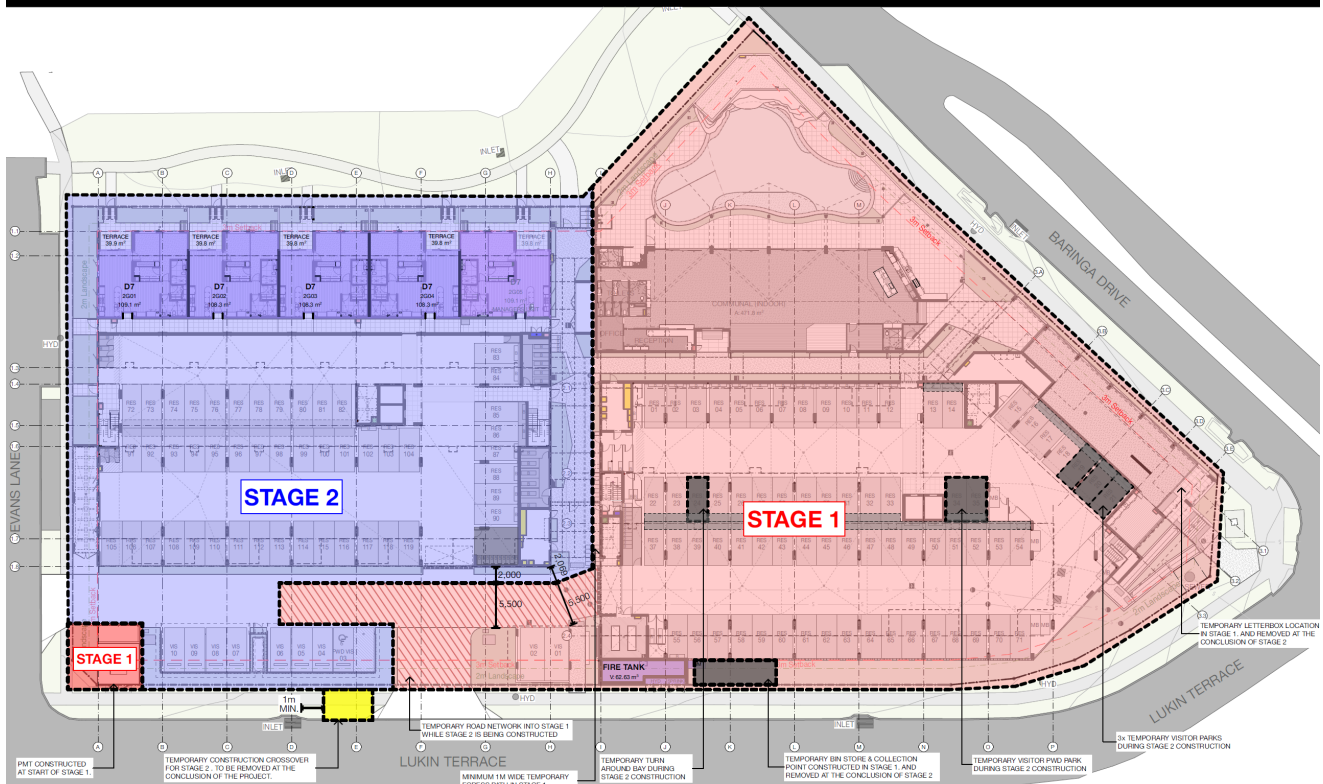


PLANNING REPORT

No. 101088

PDA Application for a Development Permit for Material Change of Use to establish Multiple Residential (Other than Duplex) & Reconfiguring a Lot by Subdivision (1 Lot into 2 Lots), involving land described as Lot 8002 on SP314150, situated at 10 Lukin Terrace, Baringa QLD 4551.

8002 MULTIPLE RES. - STAGING PLAN



Prepared on Behalf of Plantation Baringa Pty Ltd

May 26

Executive Summary

Murray & Associates (QLD) Pty Ltd were commissioned to prepare this Planning Report on behalf of Plantation Baringa Pty Ltd in support of a PDA Application for a Development Permit for Material Change of Use to establish Multiple Residential (Other than Duplex) & Reconfiguring a Lot by Subdivision (1 Lot into 2 Lots), involving land described as Lot 8002 on SP314150, situated at 10 Lukin Terrace, Baringa QLD 4551.

The Applicant has received approval for a PDA Development Permit for a Material Change of Use for Other Residential (Vertical Retirement Village – 96 Dwellings and ancillary Communal Facilities) **(DEV2024/1474)**. However, the sales uptake for the approved Retirement Village has been very slow and unfortunately, the project is not proving viable in its current form. As such, the proposal seeks to utilise the same overall design for Multiple Residential instead which is currently experiencing strong demand. Additionally, a 1 lot into 2 lot subdivision aligning with the Staging Plan is proposed so that following titling of the stage 1 units, a standard form balance lot can be created.

The proposal is justified in relation to the relevant Planning controls set out in the higher order approved Development Scheme, Caloundra South Plan of Development (POD), and the relevant PDA Guidelines. Therefore, we recommend MEDQ approve the proposal subject to reasonable and relevant conditions.

Murray & Associates (QLD) Pty Ltd
Town Planning Consultant

Contact: Blake Bell
Address: PO Box 246
Nambour QLD 4560
Phone: (07) 5441 2188
Email: bwbell@mursurv.com

Table of Contents

1.0 Summary	3
2.0 Site Overview	4
2.1 Surrounding Land Uses	5
3.0 Proposal Overview	6
3.1 Subdivision	7
3.2 Other Relevant Matters	7
4.0 Compliance with Planning Controls.....	8
4.1 Plan of Development – Mixed Use Site	9
4.2 POD Assessment.....	10
5.0 Conclusion & Recommendations	18

Tables & Figures

Table 1 - Surrounding Land Uses	5
Table 2 - Relevant Caloundra South POD Assessment	10
Table 3 – Multiple Residential (Other than Duplex) POD Assessment	14
Figure 1 - NearMap Imagery	4
Figure 2 - Locality Map	5
Figure 3 - POD - Appendix I - Mixed Use Site.....	9

Appendices (See Attached Files)

- Appendix A – Current Titles Search
- Appendix B – Survey Plan and SmartMap
- Appendix C – Design Plans
- Appendix D – Contaminated Land Search
- Appendix E – Easement Document Search

1.0 Summary

SITE DETAILS	
Address	10 Lukin Terrace, Baringa QLD 4551
Real Property Description	Lot 8002 on SP314150
Subject Land Area	7,885m ²
EDQ Area	Caloundra South Priority Development Area
Site Designation	Urban Living (Precinct 2 – Community Hub) – Sub Precinct 2.8 District Centre
SEQ Land Use Category	Urban Footprint
Current Registered Landowner	Plantation Baringa Pty Ltd A.C.N. 671 523 756 (see Appendix A for Current Titles Search)
Easements, Interests & Encumbrances	Easement In Gross No 717573490 Burdening the Land Northern SEQ Distributor-Retailer Authority Over EMT CC on SP284351 (see Appendix A & E)
APPLICATION DETAILS	
Applicant	Plantation Baringa Pty Ltd C/- Murray & Associates (QLD) Pty Ltd
Proposal	Material Change of Use to establish Multiple Residential (Other than Duplex) & Reconfiguring a Lot by Subdivision (1 Lot into 2 Lots)
Application Type	Development Permit
Level of Assessment	Code Assessment
Assessment Manager	Economic Development Queensland
Referral Agencies	None
Related Applications	DEV2024/1474
PLM Reference	NA
ECONOMIC DEVELOPMENT ACT 2012 ASSESSMENT BENCHMARKS	
SEQ Regional Plan	NA
State Planning Policy	NA
Temporary Local Planning Instruments	NA
Variation Approval	NA
Planning Scheme	Caloundra South Development Scheme Caloundra South POD (Precinct 2)

2.0 Site Overview



Figure 1 - NearMap Imagery

The subject site is irregular in shape, comprising an area of 7,885m² (0.7885ha), and comprises relatively level topography (see **Appendix B – Survey Plan & SmartMap** for dimensions).

Stage 1 of the original approved design has been completed. Stage 2 is currently under construction (**DEV2024/1474**).

The site is not further constrained by any applicable overlays.

2.1 Surrounding Land Uses

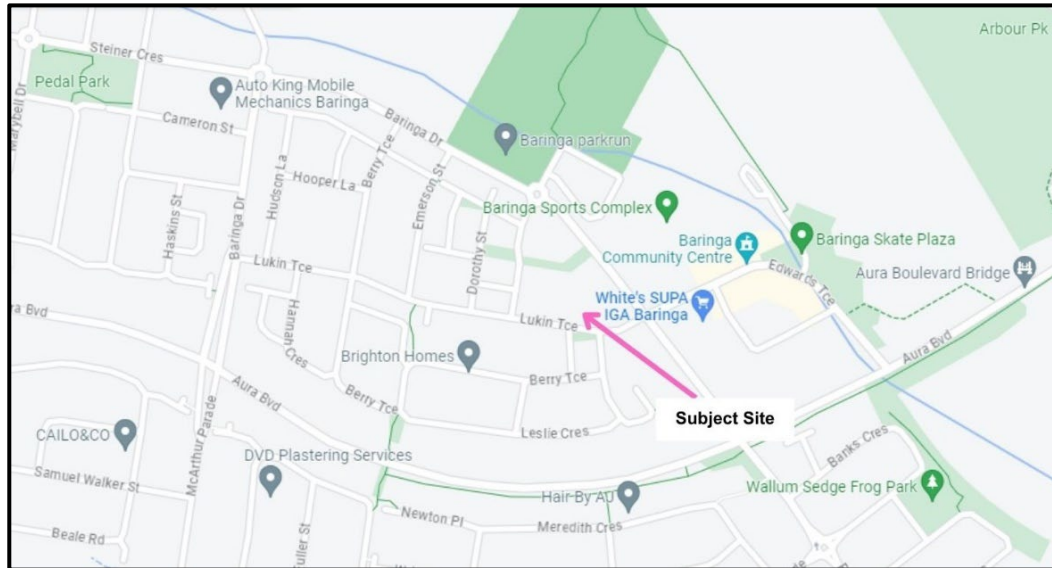


Figure 2 - Locality Map

The subject site is surrounded by the following land uses:

Table 1 - Surrounding Land Uses

Direction	Land Use
North	➤ Baringa Drive Local Linear Park and Goodstart Early Learning Child Care Centre located on the opposite side of the linear park
East	➤ Baringa State Primary School
South-East	➤ Community Centre, Sports Complex, and multiple Shops, providing future residents convenient access to a range of services and amenities
South	➤ Low/medium density residential dwellings (1-2 Storeys) and pocket park (Lukin Terrace Reserve)
West	➤ Further low/medium density residential dwellings (1-2 Storeys)

As evident by the surrounding land uses, the subject site is ideally positioned for the proposed use and will blend well with the existing land use environment.

3.0 Proposal Overview

The proposed development seeks approval for a Development Permit for Material Change of Use to establish Multiple Residential (Other than Duplex) & Reconfiguring a Lot by Subdivision (1 Lot into 2 Lots), involving land described as Lot 8002 on SP314150, situated at 10 Lukin Terrace, Baringa QLD 4551.

As per **Appendix A – Definitions** of the Plan of Development, the proposed use is defined as follows:

Multiple Residential: - Means the use of premises for residential purposes if there are two or more dwelling units on any one lot. Multiple residential dwelling units may be contained on one lot or each dwelling unit may be contained on its own lot subject to community title schemes. The term multiple residential does not include House.

The Applicant has received approval for a PDA Development Permit for a Material Change of Use for Other Residential (Vertical Retirement Village – 96 Dwellings and ancillary Communal Facilities) (**DEV2024/1474**). However, the sales uptake for the approved Retirement Village has been very slow and unfortunately, the project is not proving viable in its current form. As such, the proposal seeks to utilise the same overall design for Multiple Residential instead which is currently experiencing strong demand. Additionally, a 1 lot into 2 lot subdivision aligning with the Staging Plan is proposed so that following titling of the stage 1 units, a standard form balance lot can be created.

The following provides an overview of the key elements of the proposal, inclusive of proposed performance solutions.

3.1 Subdivision

The proposed subdivision facilitates the orderly staging and delivery of the approved Multiple Residential development. It aligns with the Staging Plan and enables practical construction sequencing and titling, enabling a balance standard format lot to be created when the Stage 1 units are titled, sold and occupied (see **Appendix C & D**).

3.2 Other Relevant Matters

All other technical matters remain unchanged from the existing approval.

4.0 Compliance with Planning Controls

The site is in the Northern Locality – Baringa (Precinct 2 – Community Hub). Baringa is an established residential community located in the north-eastern corner of Aura and provides a diverse housing mix, including various retail and community facilities, as well as both a State Primary and Secondary School.

The Community Hub creates a signature gateway experience from the extension of Bellvista Boulevard. Community facilities such as schools and land for local and district community facilities provide opportunities for a library and meeting spaces/facilities and are clustered with the hub to maximise social infrastructure.

The proposal is consistent with the intent and character of the Baringa Precinct and Community Hub and notably the specific provisions relating to Sub-Precinct 2.8 described below.

4.1 Plan of Development – Mixed Use Site

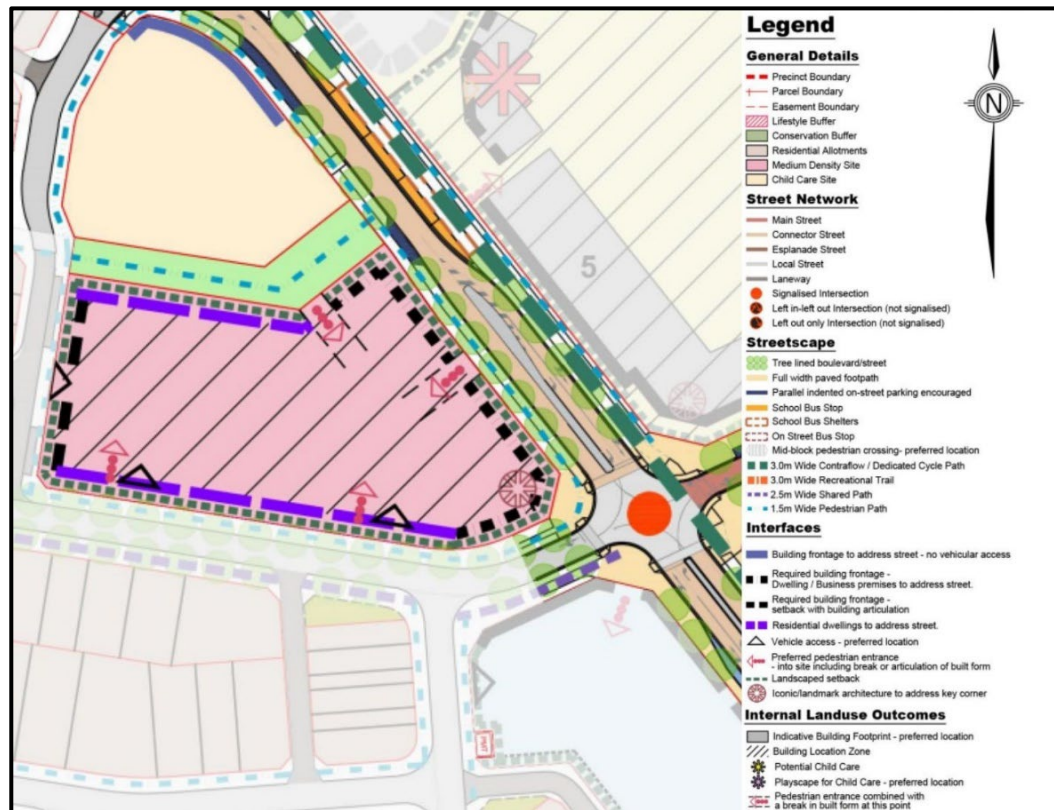


Figure 3 - POD - Appendix I - Mixed Use Site

In accordance with Appendix I of the POD there are designated locations for pedestrian and vehicular access points. The proposed Design Plans adopt the same approved access points as part of **DEV2024/1474**. The site layout and built form design also has a strong emphasis on establishing activation and a greater street level relationship noting the iconic landmark / key corner node component of the POD along Baringa Drive and Lukin Terrace at the intersection point.

Other notable design layout initiatives relative to the POD intent include ground level terrace units along a portion of the Baringa Drive linear park with direct pedestrian connectivity from the units to the park and the communal building and pool activity area positioned over the north-eastern portion of the site to

provide favourable solar access to this space. In addition, the communal area is framed by deep landscaping to integrate with the adjoining linear park and landscaping frames the entire site along each frontage with exception to the built to boundary outcome described above, vehicle & pedestrian access points and services. Please refer to **Appendix C**.

4.2 POD Assessment

An assessment against all relevant outcomes of the Approved Plan of Development for *Precinct 2 – Sub-Precinct 2.8* is provided below:

Table 2 - Relevant Caloundra South POD Assessment

POD Requirements	Comment
DS1.1 Land uses comprise the uses specified for the sub-precinct in Table 22 .	Complies. Proposed use is classified as Multiple Residential (Other than Duplex)
DS1.2 In addition to the following Sub-precinct design standards, the use is in accordance with the relevant provisions of Section 3.9 Specific Use Criteria .	An assessment of the proposal against Section 3.9 is provided at Table 4 below.
DS2.3 Residential Development does not exceed 130 dwellings across the Mixed Use site, and two District Centre Commercial Lots.	96 units are proposed.
DS3.1 For all development, building height does not exceed 5 storeys.	Built form proposed does not exceed the 5-storey height limit (see Appendix C).
DS4.1 Development is generally in accordance with the approved PoD as contained within Appendix I , and meets the following: (a) site cover for commercial and retail uses is to be dictated by compliance with setbacks, landscaping and parking requirements of this PoD. Delivery facilities are also to be provided which may be a shared arrangement between uses; and (b) the District Centre provides an area suitable to accommodate public event spaces which cater to a variety of audiences.	As stated above under Section 5.1 , the proposed development / site layout generally complies with the POD intent.
DS5.1 Built form setbacks are generally in accordance with the following:-	Excluding the Baringa Drive / Lukin Terrace built to boundary outcome and

- (a) Maximum podium height – 2 storeys;
- (b) Street setbacks (minimum):-
- i. Required building frontage where nominated on the district centre sites on the approved PoD at Appendix I – 0 metres, except where also nominated on the approved PoD as Visual screening of required loading area / back of house;
 - ii. Required building frontage where nominated on the mixed use site on the approved PoD at Appendix I – 0 to 3 metres, except where also nominated on the approved PoD as a Landscape setback;
 - iii. Desired building frontage where nominated on the approved PoD at Appendix I – 0 to 1.5 metres for non-residential elements and 1.5 to 3.0 metres for residential elements, except where:-
 - a. also nominated on the approved PoD as Visual screening of required loading area / back of house, in which case a minimum setback of 1.5 metres applies;
 - iv. Landscape setback where nominated on the approved PoD at Appendix I – 3 metres with building articulation.
- (c) Side setbacks (minimum):-
- (i) Levels 1-3 – 0 metres where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0 metres, otherwise:-
 - a. 1.5m for a wall up to 4.5m high;
 - b. 2.0m for a wall up to 7.5m high;
 - c. 2m plus 0.5m for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except balcony edges framing this important corner node for the levels above, all building setbacks are in accordance with the minimum requirements of DS5.1 (see **Appendix C**). It is also noted that given the site has three (3) road frontages and park frontage, there is no rear boundary setback requirements with reference to Item (d)(ii).

that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m, unless it abuts a higher or longer existing or simultaneously constructed wall.

(ii) Levels 4-5 – 3 metres.

(d) Rear setbacks:-

(i) Levels 1-3 – 0 metres where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0 metres, otherwise 3m;

(ii) Levels 4-5 – 6 metres.

D6.1 -	Sub-tropical design elements	A response to Sub-tropical design elements was provided as part of the approved development package (DEV2024/1474).
DS10.1	Development provides for a minimum area of landscaping and recreation space generally in accordance with the following:- (a) For Residential elements – a minimum of 30% of the site area including 5% of site area as deep planting; (b) For Non-Residential elements – 20% of the site area including 5% of site area as deep planting.	Suitable landscaping provided (see Appendix C & DEV2024/1474).
DS10.2, DS10.3 & DS12.1	Landscaping and Lighting Elements	Suitable landscaping provided (see Appendix C & DEV2024/1474). The landscaping intent generally complies with the POD by framing the entire site along each frontage with exception to the important built to boundary outcome described above, vehicle & pedestrian access points and services. With respect to lighting design, this will form part of the conditions of approval to protect surrounding premises from inappropriate light spill from the development site.
DS14.1 - DS14.5	Parking and Access Elements (POD)	As stated under Section 5.1 , the Plan of Development depicts a number of designated locations for pedestrian and vehicular access points. The proposed Design Plans adopt a number of these

access point opportunities, noting the location and nature of the access points have been tailored to the multi residential development proposal which has different security requirements than traditional residential development.

The undercroft car parking area has been screened via a combination of screening battens (built form) and landscape screen planting along the frontages.

The loading and service zone areas are concentrated over the south western portion of the site.

Modus Transport and Traffic Engineering have prepared a Traffic Impact Assessment as part of the development approval (**DEV2024/1474**).

DS15.1	Shade trees shall be planted in on-site car parks at a rate of one (1) tree per six (6) car parking spaces.	Not applicable due to undercroft parking proposed.
DS16.1	Bicycle parking spaces must be provided in accordance with AUSTROADS Part 14 and AS2890.3 Parking Facilities, Part 3: Bicycle Parking Facilities.	Bicycle parking spaces will be provided to meet these standards.
DS16.2	Bicycle parking to be provided at 1 resident space / unit + 1 visitor space / 10 units	Resident bicycle parking will be provided for each unit via a combination of hangers at the end of resident car parks and storage zones at ground level. 10 visitor bicycle spaces can be provided throughout the site at ground level to be determined at the detailed design stage in the vicinity of the visitor car parking zone.
DS17.1	Car parking is provided at 1 space / unit (covered) + 1 visitor space / 10 units in Sub-Precinct 2.8 or 1 visitor space / 5 units in all other sub-precincts.	Suitable car parking provided (see Appendix C & DEV2024/1474).
DS19.1	The internal carpark required by the approved PoD Plans in Appendix I is landscaped with shade trees and planting beds and edges.	As stated above, the undercroft car parking area has been screened via a combination of screening battens (built form) and landscape screen planting along the frontages.
DS20.1 – DS20.3	Stormwater Elements	Refer to the Stormwater Management Plan prepared by Empire Engineering (see DEV2024/1474).
DS21.1	Development achieves the air quality objectives set out in the Environmental	Complies (to be conditioned in approval)

	Protection (Air) Policy 2008, as amended.	
DS21.2	Light emanating from any source complies with Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor Lighting, as amended.	Complies (to be conditioned in approval)
DS21.3	Development does not include the storage of dangerous goods as defined by the Work Health and Safety Act 2011, as amended.	Not applicable. The development does not include the storage of dangerous goods.
DS22.1	All development is connected to the reticulated water supply, sewerage, stormwater drainage and telecommunications infrastructure networks and has an electricity supply.	Complies. Please refer to the Engineering Services Report (see DEV2024/1474).

The following Table provides an assessment of the Specific Use Criteria for Multiple Residential (Other than Duplex) in accordance with **DS1.2** of the Design Standards for Sub Precinct 2.8:

Table 3 – Multiple Residential (Other than Duplex) POD Assessment

POD Requirements	Comment
DS17.1	For Multiple Residential uses involving more than two units, density is to be a minimum of 35 dwellings/ha, calculated over the site on which it is located. Complies. Density is 121.75 dwellings/ha (see Appendix C).
DS18.1	For all Multiple Residential uses involving more than two units, the building is sited and designed such that:- (a) the main pedestrian entrance to the building (or group of buildings) is located on the primary street frontage; (b) access from the street to the entrance of the building(s) or individual dwellings is easily discerned; (c) vehicular access to the site is separate from the pedestrian access; (d) street and parkland frontages comprise “semi-active uses/spaces” such as habitable rooms of dwellings or rooming units, common recreation areas (indoor and outdoor) and Complies. Building design complies (see Appendix C & DEV2024/1474).

	landscaped areas, to facilitate casual surveillance;	
	(e) the number of dwellings, windows and balconies of habitable rooms that address adjoining streets, communal recreation areas and open spaces is optimised.	
DS19.1	Non habitable rooms of one dwelling are not located opposite windows of another dwelling unless views are controlled by screening devices, distance, landscaping or design of the opening.	Complies. Non-habitable rooms are not directly oriented toward windows of adjoining dwellings, with building separation, screening and design measures ensuring privacy is maintained. The proposal achieves appropriate visual separation and avoids adverse amenity impacts (see Appendix C & DEV2024/1474).
DS19.2	Where habitable room windows look directly at habitable room windows in an adjacent dwelling within 2 metres at the ground storey, or 9 metres at levels above the ground storey, privacy is protected by:- (a) window sill heights being a minimum of 1.5 metres above floor level; or (b) fixed translucent glazing being applied to any part of a window below 1.5 metres above floor level; or (c) fixed external screens; or (d) if at ground level, screen fencing to a minimum height of 1.8 metres.	Complies. Privacy between habitable room windows is achieved through appropriate building separation and design measures, including window sill heights, screening and fencing where required. The proposal ensures direct overlooking is avoided and maintains acceptable residential amenity outcomes (see Appendix C & DEV2024/1474).
DS20.1	The length of any unarticulated elevation of a building, fence or other structure visible from the street does not exceed 15 metres.	Complies. The proposal incorporates articulated building design that breaks up elevations visible from the street, ensuring no unarticulated sections exceed 15 metres. This achieves a varied and visually responsive built form outcome consistent with the streetscape character (see Appendix C & DEV2024/1474).
DS21.1	Any car parking area or other associated structures are integrated into the design of the development such that:- (a) they are screened from view from frontages to streets, parks and adjoining land; (b) they are not located between the building and the street address; and	Complies. Car parking areas are integrated within the development and are appropriately screened from streets, parks and adjoining properties. Parking is not located between buildings and street frontages, and any basement or undercroft parking remains suitably recessed to avoid visual prominence above ground level (see Appendix C & DEV2024/1474).

- (c) a basement or undercroft car parking area does not protrude above the adjacent ground level by more than 1 metre.

DS21.2	Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.	Complies. Services and mechanical plant are integrated within the building design and are appropriately screened to minimise visibility from public and adjoining areas. This ensures a cohesive built form and avoids adverse visual impacts (see Appendix C & DEV2024/1474).
DS22.1	The site cover of Multiple Residential buildings does not exceed: (a) 60% if within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7; (b) 80% within Sub-precinct 2.8.	Complies. Site is in Sub-Precinct 2.8 and has a site coverage less than 80% (see Appendix C & DEV2024/1474).
DS22.2	Building setbacks comply with those shown for the relevant allotment width as included in Appendix F unless otherwise specified in any applicable Sub-precinct specific Plan of Development.	Setbacks are consistent with the existing approval (see Appendix C & DEV2024/1474).
DS23.1	Except where specified otherwise in a Sub-precinct specific Plan of Development: (a) A 2 metre wide landscaped buffer strip is provided along the full frontage of the site; (b) At least 10% of the site area is provided as communal open space exclusive of required buffer strips and clothes drying areas; (c) A minimum 1.8 metre high solid screen fence is provided and maintained along the full length of any side or rear boundary;	Landscaping, communal open space and fencing align with the existing approval (see Appendix C & DEV2024/1474).
DS23.2	For all Multiple Residential uses involving more than two units:- (a) Each ground floor dwelling has a courtyard or similar private open space of not less than 15m ² with a minimum dimension of 3 metres directly accessible from the main living area; (b) Each dwelling above ground level has a balcony or similar private open space area of not less than 9m ² with a minimum dimension of 3 metres directly accessible from the living area of the dwelling or rooming unit.	Complies. Private open space aligns with the existing approval (see Appendix C & DEV2024/1474).

	For Multiple Residential uses within Sub-precincts 2.1, 2.2, 2.3, 2.4, 2.5, 2.6 and 2.7, front fences and walls:-	
DS24.1	(a) have a maximum height of not more than:- (i) 1.8 metres if 50% transparent; or (ii) 1.2 metres if solid. (b) are setback behind the 2 metre wide landscape strip.	Not applicable. Site is within Sub-Precinct 2.8.
DS25.1	Building bulk is reduced by incorporating a combination of the following elements in building design:- (a) variations in plan shape, such as curves, steps, recesses, projections or splays; (b) variations in vertical profile, with steps or slopes at different levels; (c) variations in the treatment and patterning of windows, sun protection and shading devices, or other elements of a façade treatment at a finer scale than the overall building structure; (d) balconies, verandahs or terraces; and (e) planting, particularly on podiums, terraces and low level roof decks.	Complies. Building bulk is reduced through articulated design, including variations in building form, façade treatment, balconies and landscaping elements. These measures break down the overall mass and achieve a visually responsive and well-integrated built form (see Appendix C & DEV2024/1474).
DS26.1	Within Sub-precinct 2.8:- (a) entry areas for the residents and visitors are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas; (b) clearly marked, safe and secure parking areas are provided for residents and visitors which is separate from parking areas provided for other building users; (c) security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents and visitors.	Complies. Resident and visitor access and parking are clearly defined and separated from other building users, with safe and legible entry arrangements provided. Appropriate security measures ensure exclusive access to resident areas, maintaining safety and functional separation within the development (see Appendix C & DEV2024/1474).

5.0 Conclusion & Recommendations

This Report provides justification for approval for a Development Permit for Material Change of Use to establish Multiple Residential (Other than Duplex) & Reconfiguring a Lot by Subdivision (1 Lot into 2 Lots), involving land described as Lot 8002 on SP314150, situated at 10 Lukin Terrace, Baringa, on the following grounds:

- The proposed development provides a valuable multi residential option that will service the housing needs of the region;
- The proposed development has been attractively designed with a key focus on street activation and pedestrian connectivity;
- Stormwater will be appropriately managed onsite, ensuring a lawful point of discharge and non-worsening are achieved;
- The landscaping design for the proposed development will support and complement the proposed built form;
- The proposed development delivers a practical, well-designed unit layout connected to all necessary urban infrastructure; and
- The proposed development satisfies the relevant planning controls set out in the higher order approved Development Scheme and Caloundra South POD relevant to Precinct 2.

Thus, on behalf of Plantation Baringa Pty Ltd, it is recommended that MEDQ approve the development proposal subject to reasonable and relevant conditions.

Appendix A

Current Titles Search

Appendix B

Survey Plan and SmartMap

Appendix C

Design Plans

Prepared by OGE Group Architects

Appendix D

Contaminated Land Search

Appendix E

Easement Document Search