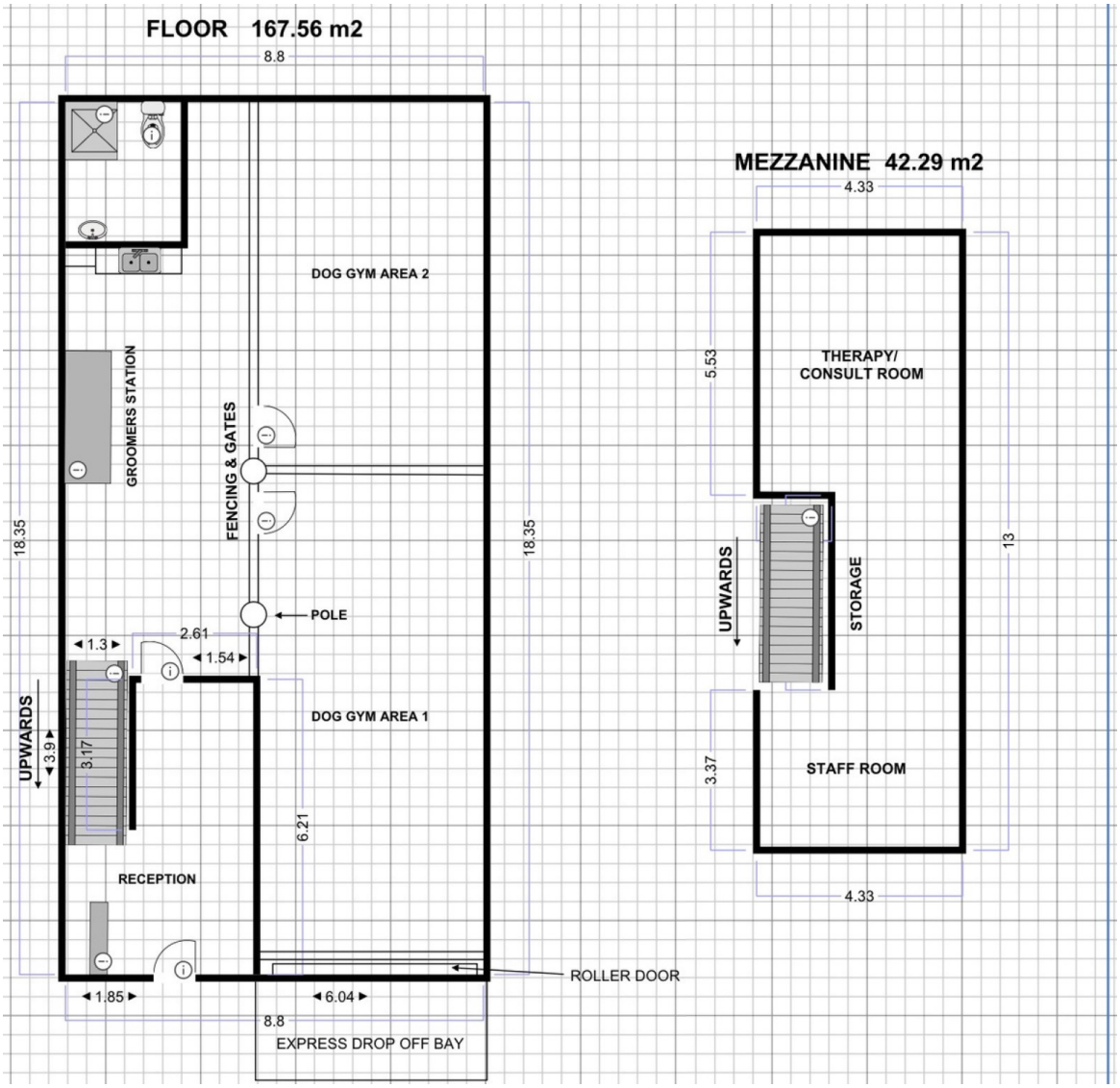
MURRAY & ASSOCIATES
SURVEYORS & TOWN PLANNERS

PLANNING REPORT

No. 101700

PDA Application for a Development Permit for a Material Change of Use to Establish Business (Veterinary Clinic), involving land described as Lot 4 on SP302540, situated at 4/24-26 Hancock Way, Baringa QLD 4551.



Prepared on Behalf of Sunny Paws Social Co Pty Ltd

August 26

Executive Summary

Murray & Associates (QLD) Pty Ltd were commissioned to prepare this Planning Report on behalf of Sunny Paws Social Co Pty Ltd in support of a PDA Application for a Development Permit for a Material Change of Use to Establish Business (Veterinary Clinic), involving land described as Lot 4 on SP302540, situated at 4/24-26 Hancock Way, Baringa QLD 4551.

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 EDQ approve the proposal subject to reasonable and relevant conditions.

Murray & Associates (QLD) Pty Ltd Town Planning Consultant	Contact: Address: Phone: Email:	Blake Bell PO Box 246 Nambour QLD 4560 (07) 5441 2188 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 Site Layout & Company Operations 7

3.2 Infrastructure Services 7

3.3 Access & Parking 8

3.4 Waste Management 9

3.5 Acoustic 9

3.6 Odour 10

3.7 Stormwater Management 10

4.0 Compliance with Planning Controls 11

4.1 POD Assessment 11

5.0 Conclusion & Recommendations 13

Tables & Figures

Table 1 - Surrounding Land Uses 5

Table 2 - Parking Statistics 8

Table 3 - Relevant Caloundra South POD Assessment 11

Figure 1 - NearMap Imagery 4

Figure 2 – Land Use Map 5

Appendices (See Attached Files)

Appendix A – Current Titles Search

Appendix B – Survey Plan and SmartMap

Appendix C – Design Plans

Appendix D – Business Model

Appendix E – Community Management Statement

1.0 Summary

SITE DETAILS	
Address	4/24-26 Hancock Way, Baringa QLD 4551
Real Property Description	Lot 4 on SP302540
Subject Land Area	208m^2 (see **Appendix B** for dimensions)
EDQ Area	Caloundra South Priority Development Area
Site Designation	Industrial Lot – 1,500m^2 – 1,999m^2 (the site was previously Lot 1146 & 1147, however it has since been subdivided) – Precinct 3
SEQ Land Use Category	Urban Footprint
Current Registered Landowner	Giovani Orso Electrical Pty Ltd TTE (see **Appendix A** for Current Titles Search)
Easements, Interests & Encumbrances	3 – Veg Notice (see **Appendix A**)
APPLICATION DETAILS	
Applicant	Sunny Paws Social Co Pty Ltd C/- Murray & Associates (QLD) Pty Ltd
Proposal	Material Change of Use to Establish Business (Veterinary Clinic)
Application Type	Development Permit
Level of Assessment	Assessable Development
Assessment Manager	Economic Development Queensland
Referral Agencies	None
Related Applications	-
PLM Reference	-
ECONOMIC DEVELOPMENT ACT 2012 ASSESSMENT BENCHMARKS	
Planning Instrument	Caloundra South Development Scheme (February 2025) Caloundra South POD (Precinct 3)

2.0 Site Overview



Figure 1 - NearMap Imagery

The subject site is regular in shape and comprises an area of 208m^2, of flat land (see **Appendix B – Survey Plan & SmartMap** for dimensions).

The site comprises an existing industrial building made up of 12 industrial tenancies by way of a building format plan.

The site is not further constrained by any applicable overlays.

2.1 Surrounding Land Uses



Figure 2 – Land Use Map

The subject site is surrounded by the following land uses:

Table 1 - Surrounding Land Uses

Direction	Land Use
All	➢ Land likewise designated as Industrial Lots comprising existing industrial uses

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 comprises a Material Change of Use to Establish Business (Veterinary Clinic), involving land described as Lot 4 on SP302540, situated at 4/24-26 Hancock Way, Baringa QLD 4551.

In accordance with Schedule 2 – Definitions of the Caloundra South Development Scheme the proposed use is defined as follows:

Business: Means the use of premises for administration, clerical, technical, professional or veterinarian clinic or other business activity where any goods or materials made, sold, or hired on the premises are ancillary.

3.1 Site Layout & Company Operations

The proposal will feature a reception area, two dog gym areas, a groomers station, therapy / consult room, staff room, toilet, and kitchenette (see **Appendix C**).

Sunny Paws Social Co. is a holistic wellness hub, providing a safe and professional environment focused on dog wellbeing, exercise and support. The business will operate within the existing industrial unit and will be managed by qualified and experienced staff with extensive animal care experience, with the facility accommodating a small, managed number of dogs per session. The business will provide the following services **(Appendix D)**:

- Chiropractic/Acupuncture Therapy;
- Dental Hygiene;
- Vaccination Boosters;
- Rehabilitation Services; and
- Care for Absent Owner Anxiety in Dogs.

3.2 Infrastructure Services

The subject site will be serviced via the following infrastructure services:

- Reticulated electricity;
- Reticulated sewerage;
- Reticulated telecommunications;
- Reticulated water supply; and
- Stormwater drainage.

As the existing infrastructure is sufficient for the proposed use no alterations to the current lawful arrangement are required.

3.3 Access & Parking

Access to the site will be facilitated via the existing driveway crossover to Hancock Way.

The following **Table** provides a breakdown of Parking Statistics **(Appendix D)**:

Table 2 - Parking Statistics

Use	Required	Proposed
Business	1 Car space / 30m^2 GFA = 7	1 staff, 1 customer 10 visitor (shared with complex)
	➢ Where < 200m^2 GFA – SRV ➢ Where 201m^2 to 600m^2 GFA – VAN + MRV ➢ Where > 600m^2 GFA – 1 VAN + 1 SRV + 1 MRV	No changes from higher order approval
	1 Employee + customer bicycle space / 100m^2 GFA = 2 + 2	No changes from higher order approval

- **Number of staff vehicles:** 1
- **Customer parking:** 1
- **Visitor Parking:** 10 shared spaces
- **Peak drop-off times**: 7:30am – 8am
- **Peak collection times**: 4:30pm – 5pm
- **Expected daily customer visits**: 5 cars AM and PM

Where possible, most clients will utilise the pick-up and drop-off service to minimise visitor traffic. Alternatively, clients can utilise the designated drop-off express bay, where a maximum 3-minute vehicle handover will occur (see **Appendix D**).

Given the site comprises a building format plan and common property with shared visitor parking within the complex, the above measures are considered appropriate. The limited staffing and customer visitation, combined with the proposed pick-up and drop-off arrangements, will further reduce parking demand associated with the use. Therefore, the proposal will not result in adverse parking or traffic impacts.

3.4 Waste Management

Waste will be managed in accordance with the higher order approval. Additionally, each internal bin will be emptied daily into the external main bins to prevent odour build up and maintain hygiene. The main outdoor bins will then receive a thorough deep clean on a weekly basis, with bin deodorisers replaced after each wash (see **Appendix D**).

3.5 Acoustic

It is noted that in accordance with **DS5.1** of *Table 10 of the POD for Precinct* acoustic screening may be required if it would impact nearby sensitive land uses, however, as the closest sensitive land use is over 100m away no noise attenuation measures are required/proposed. Though the following is worth noting **(Appendix D)**:

- A Maximum of 25 dogs will be allowed onsite. The daily average is 5-10 dogs;
- The proposed development does not provide:
    - Overnight boarding
    - Dog breeding
    - Veterinary surgery
    - Outdoor kennels
    - Long-term animal accommodation; and
- No operations will be permitted during Council/EDQ's standard noise restricted hours. Office hours are between 7am-9am for scheduled drop off, and 3pm-5:30pm for scheduled pick up.
    - **Monday to Friday**: 7:00am to 5:30pm
    - **Saturday:** Closed
    - **Sunday:** Closed
    - **Public Holidays:** Closed.

3.6 Odour

It is acknowledged that a use of this nature may result in odour pollution from dogs and products, as such the use will be routinely cleaned and maintained by the applicant/a cleaning service to ensure no unacceptable odour is produced.

3.7 Stormwater Management

Stormwater will be managed in accordance with the existing arrangement (lawful point of discharge in accordance with higher order approval). No additional impervious area is proposed. No nuisance to other properties will be created. Therefore, no further assessment in relation to stormwater is required or proposed.

4.0 Compliance with Planning Controls

The site is in the Northern Locality – Business and Industry Area (Precinct 3). The Precinct comprise a range of industrial, business and training uses. Non-industrial and community uses may also be located through the precincts where within the thresholds identified by Table 9. The precincts are intended to provide for a diversity of employment opportunities in industry and appropriate non-industrial uses.

4.1 POD Assessment

An assessment against all relevant outcomes of the Approved Plan of Development for *Precinct 3 – Table 10* is provided below:

Table 3 - Relevant Caloundra South POD Assessment

<table>
<tr><th colspan="2">POD Requirements</th><th>Comment</th></tr>
<tr><td>DS1.1</td><td>The GFA of Industrial and Commercial Category Uses does not exceed a cumulative total of 410,000m² within Precincts 3 and 4.</td><td>Proposal primarily involves an internal fit out and will not result in an increase to GFA.</td></tr>
<tr><td>DS1.2</td><td>For all development, building height does not exceed 15m. Greater height up to 25m may be permitted where demonstrated that the building is unable to be seen when travelling on the Bells Creek Arterial and by residential neighbourhoods, within and external to the PDA boundary.</td><td>The existing built form does not exceed 15m and no height increase is proposed (see Appendix C).</td></tr>
<tr><td>DS1.3</td><td>Site Cover does not exceed 70%.</td><td>No alteration to existing approved site cover proposed.</td></tr>
<tr><td>DS1.4</td><td>The minimum setback from the outermost projection is in accordance with the following table unless a built to boundary wall is proposed, in which case no setback requirement applies:
<table>
<tr><th></th><th colspan="4">MINIMUM DISTANCE IN METRES FROM OUTERMOST PROJECTION TO A LOT BOUNDARY</th></tr>
<tr><th>Lot size</th><th>Front</th><th>Rear</th><th>Side</th><th>Secondary Street Frontage and Public Area</th></tr>
<tr><td colspan="5">Precinct 3 and 4 – Business and Industry</td></tr>
<tr><td><3,500m²</td><td>6m</td><td>0m</td><td>0m</td><td>2m</td></tr>
</table></td><td>No alteration to existing approved setbacks proposed.</td></tr>
<tr><td>DS1.9</td><td>Waste storage areas and bin wash down areas are screened from view from adjoining streets</td><td>No alteration to existing approved waste management arrangement proposed.</td></tr>
</table>

DS1.11 to DS1.14	Built form	No alteration to the exterior built form proposed.
DS4.1	Land uses comprise the uses specified for the precinct in **Table 9**.	It is acknowledged that the site is not included in Precinct 4.1 or identified as a Potential Business Uses Lot. However, the proposed Business Use involves the establishment of a Veterinary Clinic, which is functionally a less intensive form of Veterinary Hospital, being a consistent use in accordance with **Table 9**.

There are no specific use criteria for the proposed Business use (Veterinary Clinic) or similar Veterinary Hospital in accordance with **Table 16** of the POD for Precinct 3.

5.0 Conclusion & Recommendations

This Report provides justification for approval for a Development Permit for a Material Change of Use to Establish Business (Veterinary Clinic), involving land described as Lot 4 on SP302540, situated at 4/24-26 Hancock Way, Baringa, on the following grounds:

- The proposed development delivers a practical, well-designed internal layout connected to all necessary urban infrastructure;
- The proposed use is serviced by adequate on-site car parking;
- The site has efficient access to infrastructure services; and
- The proposed development satisfies the relevant planning controls set out in the higher order approved Development Scheme and Caloundra South POD relevant to the Precinct.

Thus, it is recommended that EDQ approve the development proposal subject to reasonable and relevant conditions.

Appendix A

Current Titles Search

Survey Plan and SmartMap

Design Plans

Prepared by Applicant

Business Model

Prepared by Applicant

Community Management Statement