

Planning Response by Concerned Buderim Residents

Regarding

24-26 Box St Buderim

Development Application MCU15/0270

(Badderam)

THE RESIDENTS OF THE SUNSHINE COAST STILL HAVE A
VOICE AND AN OPPORTUNITY TO ENSURE COUNCIL LISTENS
AND ACTS UPON RESIDENTS CONCERNS REGARDING
BADDERAM

ALL YOU NEED TO DO IS SEND AN EMAIL

PLEASE EMAIL YOUR CONCERNS TO COUNCIL

SEND AS FOLLOWS:-

Email address:- mail@sunshinecoast.qld.gov.au

TOP OF EMAIL SHOULD SAY:-

Attention All Councillors

MCU15/0270 24-26 Box St Buderim

24-26 BOX ST BUDERIM - Planning Response by concerned Buderim residents 26-3-18

***ALL INFORMATION BELOW and on ATTACHED PLANS are from SUNSHINE COAST COUNCIL PUBLIC RECORDS including the BADDERAM PLANS LODGED to SCC in FEBRUARY 2018 re MCU15/0270**

OVERVIEW OF ZONING AND MAP OVERLAYS

SCC zoning for 24-26 Box St is for "LIMITED DEVELOPMENT" in current planning scheme and is "GENERAL RURAL LANDS" in the previous Superseded Planning Scheme Maroochy Plan 2000 (MP2000). There are multiple map overlays on this site that have guided council in making the decision to zone the land for "Limited Development" in the current plan and as "General Rural Lands" in the previous town plan.

The Queensland Government has also identified the property as having SIGNIFICANT REMNANT VEGETATION mapped over the site at the state level.

The mapping overlays for 24-26 Box St are similar in current and previous planning schemes and are red flags as to why urban development should be restricted on properties such as 24-26 Box St.

SCC mapping has an 8.5 METRE HEIGHT RESTRICTION overlay of the site which specifies maximum building heights of 8.5 metres and density of development on such land should be one dwelling. Council has stated that an 8.5 metre building height limit is in keeping with the character of the area.

SCC mapping has a WATERWAYS overlay which shows site is affected by a watercourse and there are significant ground water and natural spring issues in this area.

SCC mapping has a LANDSLIDE HAZARD overlay over the site that shows a landslide hazard rating of VERY HIGH HAZARD over 90% of the site and HIGH HAZARD to the other 10%

SCC mapping has a STEEP LAND overlay of site with most of the land designated as VERY STEEP at a slope of greater than 25% - and the remainder at 20-25% slope.

SCC mapping and Qld Government mapping has BIODIVERSITY and NATIVE VEGETATION and REMNANT VEGETATION overlays over the site showing significant native vegetation needs to be preserved on the property.

BADDERAM ORIGINAL APPLICATION TO LODGE UNDER SUPERSEDED PLANNING SCHEME MP2000 AND FURTHER INFO ON ZONING OF PROPERTY AND CURRENT PLANS LODGED TO COUNCIL IN FEB 2018

Point 1

K Carroll and H Meyer (Badderam) applied to council in May 2015 asking to lodge a development application under the previous MP 2000, admitting in the request letter to council that "as a general proposition, it may be considered that the new planning scheme is possibly less favourable compared to the superseded scheme MP2000". In other words, they were seeking an advantage to lodge a development application under the previous plan, seen by many as less onerous than the current plan.

Point 2

The Carroll and Meyer request of May 2015 included plans and a description of the development proposal. The proposal included "two primary clusters of small discretely located, ecologically designed cabins" to the southern part of the site and the plans also showed the retention of the existing house and buildings to the north of the site (caretakers cottage, owners residence and managers residence). They stated further – "This development retains almost 100% of the properties vegetation. No excessive land clearing is required, making it a truly ecological, site sensitive and sustainable development"

Point 3

The GENERAL RURAL LANDS zone (over this site) in the previous superseded planning scheme MP2000 states that land in this zone is "**predominantly steeply sloping land that contains extensive remnant vegetation that is of high conservation, habitat and amenity value. The conservation of this landscape character is fundamental to the image and character of Buderim and the Sunshine Coast. Land in this precinct is not considered suitable for urban development due to it's environmental and landscape values. The maximum development preferred in this land zoning is one dwelling per lot.**"

Point 4

The LIMITED DEVELOPMENT zone (over this site) in the current planning scheme identifies land that is "**ecologically important, steep land or landslide hazard land with access limitations. Such constraints pose severe restrictions for the land to be developed for urban purposes. Any development should be low intensity and compatible with the nature of the constraints present on the land.**"

Point 5

As can be seen from the intent of the GENERAL RURAL LANDS ZONE of the previous plan and the LIMITED DEVELOPMENT ZONE of the current planning scheme, similar constraints exist over the site under both schemes - and the mapping overlays are also similar. Any development at 24-26 Box St would need to meaningfully respond to the requirements of the planning scheme and the constraints of the site.

Point 6

The Badderam plans lodged to council in the development application of November 2015 and all plans lodged since then (including the latest plans lodged in February 2018), bear no resemblance to the original discrete eco cabins and owners residence proposed by Carroll and Meyer in their May 2015 submission. In fact, the current Badderam plans are so different to the original representations made to council, that it calls into question why council accepted the Nov 2015 application. To further state the obvious, the current plans of Feb 2018 do not reflect the intentions of the planning scheme for this property (previous scheme or current scheme).

Point 7

Council planners have repeatedly asked Badderam to modify the development proposal to better reflect the planning scheme (since the current development application was lodged in November 2015). Sunshine Coast Council "Information Request" to Badderam of 22-1-16 states that:-

"The proposed development is INCONSISTENT with the intent of the Buderim Non-Urban General Rural Lands precinct. The precinct does not envisage urban development and intends for buildings to be LIGHTWEIGHT IN NATURE and LOCATED and SIZED so that they have MINIMAL VISUAL IMPACT. The application PROPOSES BUILDINGS with a HEIGHT, BULK AND SCALE beyond the intent of the planning scheme and INCONSISTENT WITH THE CHARACTER OF THE AREA. The protection of the Buderim escarpment's vegetated character is a requirement of the planning scheme."

Point 8

The Badderam development proposal has made various changes to plans since the application was originally lodged. However, any changes made, have been very limited. The latest plans lodged to council in Feb 2018 STILL fail to demonstrate the significant changes that would reflect what council is CLEARLY SEEKING in the above statement. It also needs to be said again, that the current plans in council are completely different in scale and character to the original representations made by Carroll and Meyer to council in their May 2015 request to lodge under MP2000.

Point 9

Council "Outstanding Issues" letter to Badderam of January 2017 states that "The tree retention strategy identifies that only a small number of trees are being retained on site out of over 452." Council states the obvious "this is a considerable loss of vegetation." Badderam replied to council in April 2017 that only 172 existing trees are in the affected development area. Even if you assume 20-30 of these trees are somehow saved, it would still mean the loss of approx 140-150 existing trees from the site. This cannot be compensated for, by putting green roofs on three and four storey buildings (most of which are over the 8.5 metre height limit recommended by council). This vegetation loss is not consistent with council's statement about the "General Rural Lands Zone" that "the conservation of this landscape character is fundamental to the image and character of Buderim and the Sunshine Coast."

Point 10

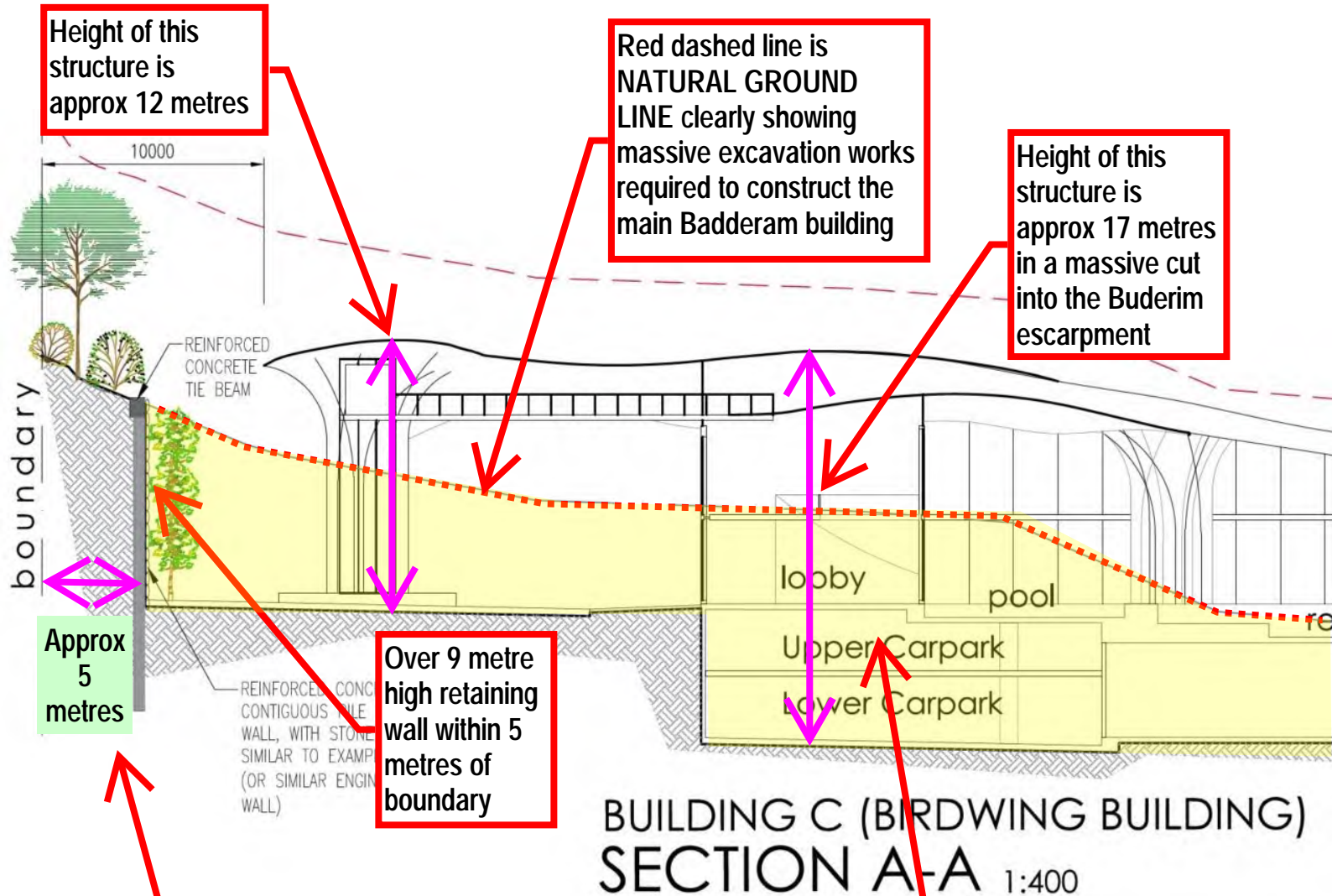
Council and Queensland Government Main Roads (as well as all the residents of Box St) are very concerned about the access to Badderam from King St (a state controlled road) into Box St, as well as down Box St to the property boundary. Unresolved road design and traffic issues include:- 1) the design of the intersection from King St into Box St; 2) potential need to relocate the bus stop to King St; 3) design detail and width of road upgrades required for Box St; 4) design detail and full resolution of turnaround to the end of Box St fronting Badderam.

This aspect of the development is so important that Council and Main Roads should insist on fully detailed "Operational Works" standard engineering drawings, as part of the development application to resolve this ABSOLUTELY CRITICAL part of the proposed development. These detailed plans should include everything from the King St intersection, down every metre of Box St to the turnaround at the Badderam boundary - and extra supporting traffic reports should be provided as necessary.

Badderam issues regarding retaining wall sizes, boundary setbacks, scale and size of buildings, extent and depth of development excavation works

Covey Engineers Plan Section to Birdwing Building - Lodged with council Feb 2018

***Plan includes extra notes by others to clarify nature of Badderam development**



Height of this structure is approx 12 metres

Red dashed line is NATURAL GROUND LINE clearly showing massive excavation works required to construct the main Badderam building

Height of this structure is approx 17 metres in a massive cut into the Buderim escarpment

Approx 5 metres

Over 9 metre high retaining wall within 5 metres of boundary

Sunshine Coast Council in most recent request for additional information from Badderam insisted on a "MINIMUM 10 METRE SETBACK TO ALL PROPERTY BOUNDARIES THAT ARE UNCOMPROMISED BY BUILDINGS, RETAINING WALLS/FOUNDATIONS AND INFRASTRUCTURE ELEMENTS ASSOCIATED WITH THE DEVELOPMENT". This has NOT been satisfied by Badderam in latest plans submitted as there are MULTIPLE setback infringements of the built form to several boundaries. Council has clearly stated a 10 metre setback is required to ALL built form in the development, to ALL boundaries

All yellow highlighted areas shows extent of excavation into natural ground required to construct this development

Badderam issues re height of buildings, including concerns of extent and depth of cut into the Buderim escarpment to artificially reduce building heights

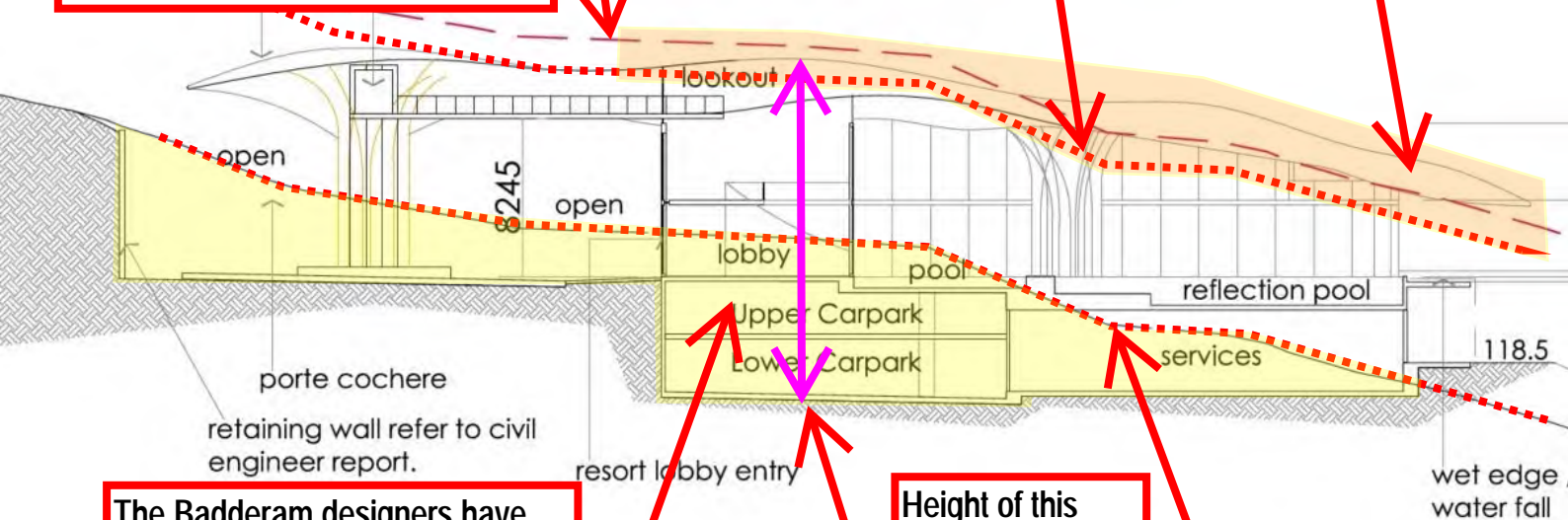
Architects Plan Birdwing Bldg Section A-A SP_BC_08 - Lodged with council Feb 2018

***Plan includes extra notes by others to clarify nature of Badderam development**

This is Badderam 10 metre height line that is on most of the plans. There is no 8.5 metre height line shown on ANY plans despite the fact council has repeatedly advised the prevailing height limit for the Buderim area is 8.5 metres would prefer buildings to be less than 8.5 metres

The 8.5 metre height limit proposed by council is shown in thicker red dashed line and clearly shows most of building height is over 8.5 metres in height from natural ground

It appears that building heights even exceed the 10 metre line Badderam has put on the plan.



The Badderam designers have relied on massive excavations into the Buderim escarpment to artificially reduce the height of buildings from "natural ground". Yellow highlighted areas shows extent of excavation into natural ground.

Height of this structure is approx 17 metres from lower basement carpark to roof

Natural ground level showing extensive cuts into Buderim escarpment

SCC Information Request to Badderam of 22-1-15 states that "The development proposes a building height beyond the maximum height for the precinct and is INCONSISTENT WITH THE CHARACTER OF THE AREA. The prevailing height for this area is 8.5 metres.

Badderam issues regarding council mapping of the site identified as very steep land and very high hazard land - and the design logic in response to these site constraints

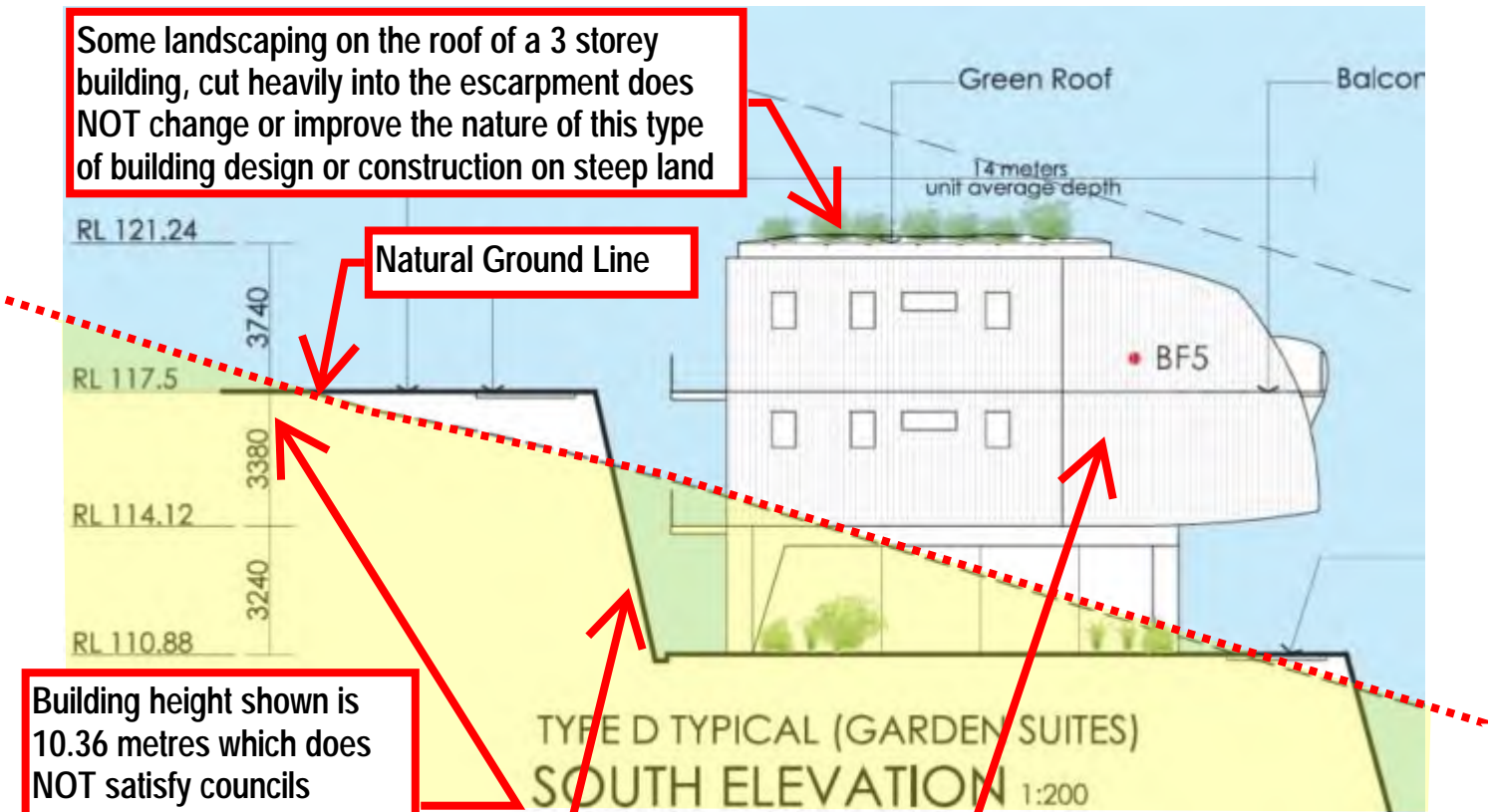
Architects Plan Type D Unit Typical South Elevation SP_TD_03 lodged council Feb 2018

***Plan includes extra notes by others to clarify nature of Badderam development**

***SCC mapping has a **STEEP LAND** overlay of Badderam site with most of the land designated as **VERY STEEP** at a slope of greater than 25% - and the remainder at 20-25% slope

***SCC mapping has a **LANDSLIDE HAZARD** overlay over the Badderam site that shows a landslide hazard rating of **VERY HIGH HAZARD** over 90% of the site and **HIGH HAZARD** to the remaining 10%

Some landscaping on the roof of a 3 storey building, cut heavily into the escarpment does NOT change or improve the nature of this type of building design or construction on steep land



Natural Ground Line

Building height shown is 10.36 metres which does NOT satisfy councils preference of 8.5 metres or the 10 metres Badderam keeps pushing for

6.6 metre high retaining wall to back of building and then more retaining to front. Extent and size of retaining walls throughout the development are excessive and are completely insensitive to the topography of the land AND the "Very Steep Land Overlay" AND the "Very High Hazard Landslide Overlay" on this site

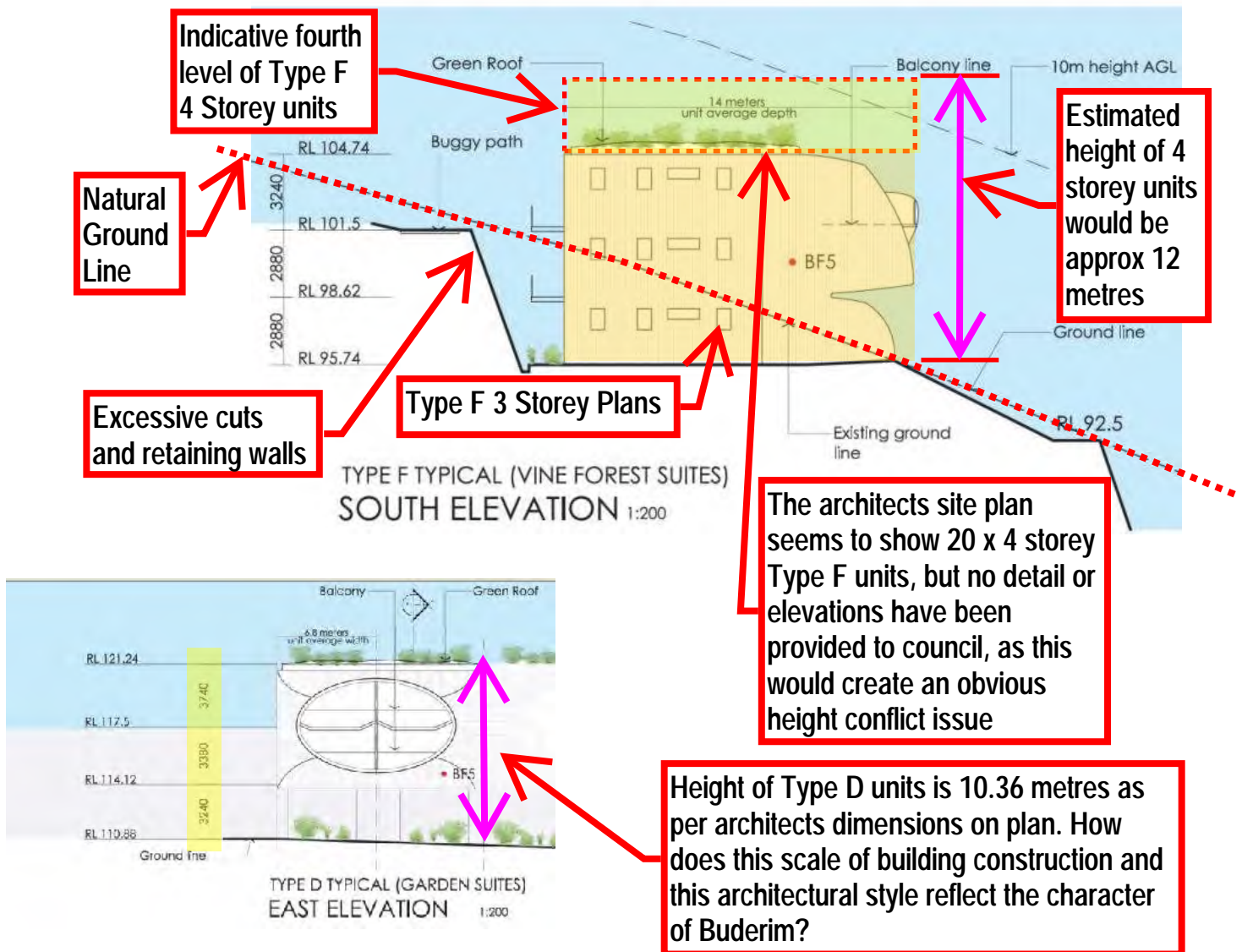
How is this architectural style in keeping with the character of Buderim?

No information provided on this retaining wall. Plans should show EVERY retaining wall on site including HEIGHT, LENGTH and a full table of ALL RETAINING WALLS ON THE SITE

Badderam issues regarding three and four storey units and development scale and density not being compatible with topography and land zoning

Architects Plan Type F Typical South Elevation; Type D Typical East Elevation - Lodged with council Feb 2018

*Plan includes extra notes by others to clarify nature of Badderam development



Sunshine Coast Council "Information Request" to Badderam of 22-1-16 states that:-

"The proposed development is **INCONSISTENT** with the intent of the Buderim Non-Urban General Rural Lands precinct. The precinct does not envisage urban development and intends for buildings to be **LIGHTWEIGHT IN NATURE** and **LOCATED** and **SIZED** so that they have **MINIMAL VISUAL IMPACT**. The application **PROPOSES BUILDINGS** with a **HEIGHT, BULK AND SCALE** beyond the intent of the planning scheme and **INCONSISTENT WITH THE CHARACTER OF THE AREA**. The protection of the Buderim escarpment's vegetated character is a requirement of the planning scheme."

***The Badderam development proposal has made some changes since the application was originally lodged. The latest plans lodged to council in Feb 2018 **STILL** fail to demonstrate changes that reflect what council is **CLEARLY SEEKING** in the above statement.

Badderam issues re Buderim escarpment. There is significant impact on the Buderim escarpment when looking at the scale of the development vertically and the built form of the development buildings

Architects Plan Site Long Section of upper and lower site SP_SMP_05 - Lodged with council Feb 2018

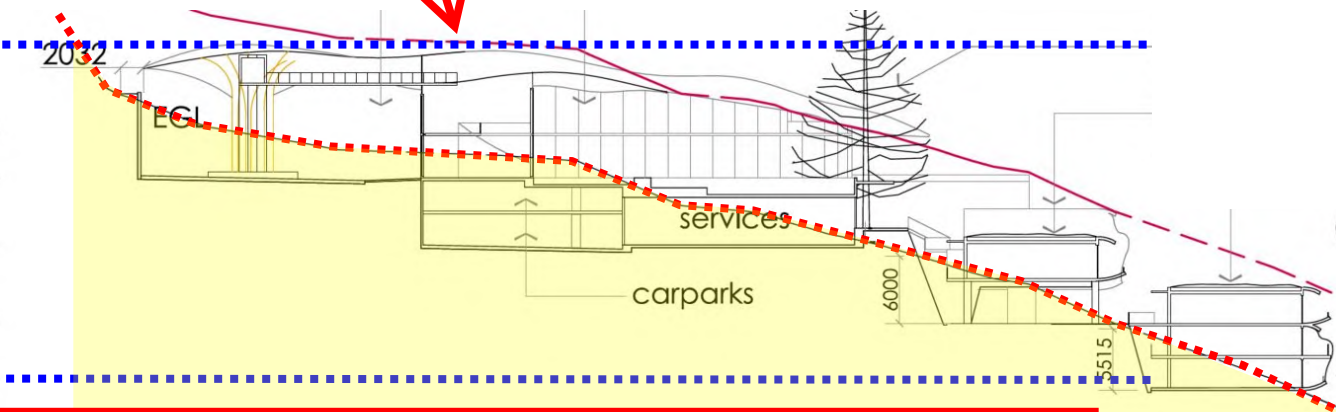
*Plan includes extra notes by others to clarify nature of Badderam development

Upper site building plans show Birdwing and other buildings all stacked on top of each other from RL 105 to RL 130 which means that you will be viewing 25 metres vertically of building structures on the escarpment

SCC Outstanding Issues letter of 4-1-17 states:-
"The visual impact of the development has not been adequately addressed. The development proposes a built form exceeding the height limit of the planning scheme. The development will be CLEARLY VISIBLE FROM A NUMBER OF LOCATIONS EXTERNALLY TO THE SITE."

Approx RL is RL 130

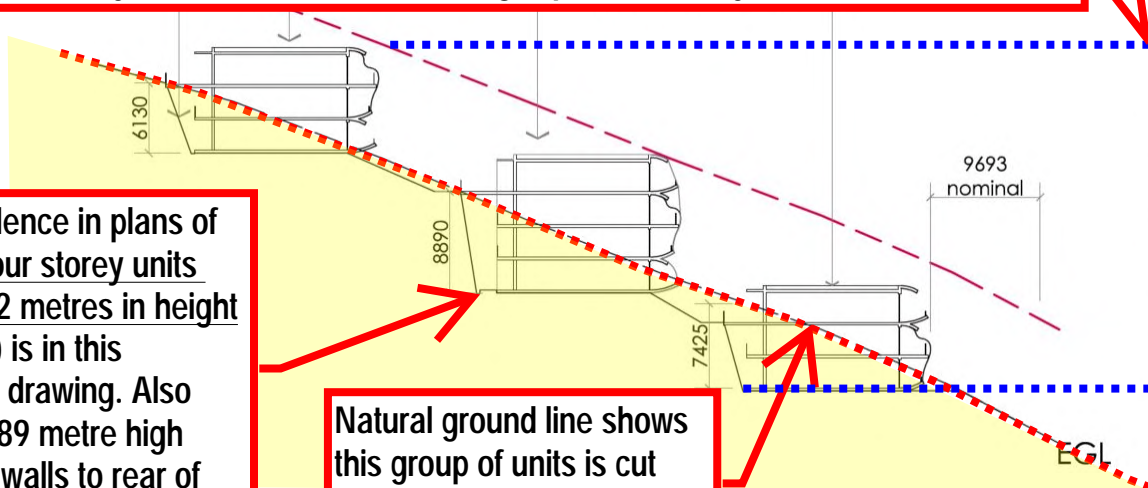
- RL 127
- RL 123
- RL 117
- RL 110
- RL 105



Lower site building plans show three and four storey units all stacked on top of each other from RL 75 to RL 105 which means that you will be viewing 30 metres vertically of building structures on the escarpment.

Upper buildings of 25 metres plus lower buildings of 30 metres means that a total of 55 metres of built form will be visible vertically. This does not include the visual or physical impact horizontally of the built form, as buildings spread sideways across the site.

- RL 105
- RL 100
- RL 95
- RL 90
- RL 85
- RL 80
- RL 75
- RL 70



Only evidence in plans of Type F four storey units approx 12 metres in height (20 units) is in this "Section" drawing. Also shows 8.89 metre high retaining walls to rear of these units.

Natural ground line shows this group of units is cut over two storeys into Buderim escarpment