

# **TOWN PLANNING REPORT**

## **DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE**



### **MULTIPLE DWELLING (5 APARTMENTS)**

**25 MARINE PARADE, REDCLIFFE  
LOT 427 Crown Plan SL1339**

## PROPERTY DETAILS

<b>Address:</b>	25 Marine Parade, Redcliffe
<b>Real Property Description:</b>	Lot 427 on Crown Plan SL1339
<b>Current Use of Site:</b>	Vacant (Dwelling house removed)
<b>Zoning (MBRC Planning Scheme - V6):</b>	General Residential Zone - Urban Neighbourhood Precinct
<b>Place Type:</b>	Urban Neighbourhood Place Type
<b>Overlays:</b>	Acid Sulfate Soils Building Heights Coastal Hazard (Storm Tide) – Balance area Flood Hazard – Balance area Infrastructure Buffers Road Hierarchy Scenic Amenity Stormwater Catchment Walking Distance (Centre)
<b>Site Area:</b>	554m <sup>2</sup>
<b>Road Frontage:</b>	Marine Parade
<b>Existing Services:</b>	Water, Sewer, Electricity and Telecommunications
<b>Landowner:</b>	S & M Soliman

## APPLICATION DETAILS

<b>Type of Application:</b>	Development Permit for Material Change of Use
<b>Proposal:</b>	Multiple Dwelling (5 apartments) in 7-storey building
<b>Category of Assessment:</b>	Assessable development – Code assessment
<b>Residential Density (site):</b>	126 dw/ha
<b>Building Height:</b>	25.034m (max)
<b>Site Cover:</b>	37% (Typical Floor)
<b>Referral Triggers:</b>	Nil
<b>Applicant:</b>	S & M Soliman C/- I.B. Town Planning
<b>Contact Person:</b>	Leanne Rolf
<b>Job Number:</b>	LR2440

## **1.0 INTRODUCTION**

### **1.1 Application**

This application is seeking approval for a Material Change of Use – Development Permit for Multiple Dwelling at 25 Marine Parade, Redcliffe, described as Lot 427 on Crown Plan SL1339. The proposal is to establish a seven (7) storey building containing 5 apartments, 1 apartment per floor, plus ground level parking and rooftop communal recreation area.

The site is located in the General Residential Zone - Urban Neighbourhood Precinct and is affected by a number of Overlays under the MBRC Planning Scheme 2016 (v6). The proposal triggers Assessable development - Code assessment and will be assessed in accordance with the relevant provisions of the *Planning Act 2016*.

### **1.2 Background / Site History**

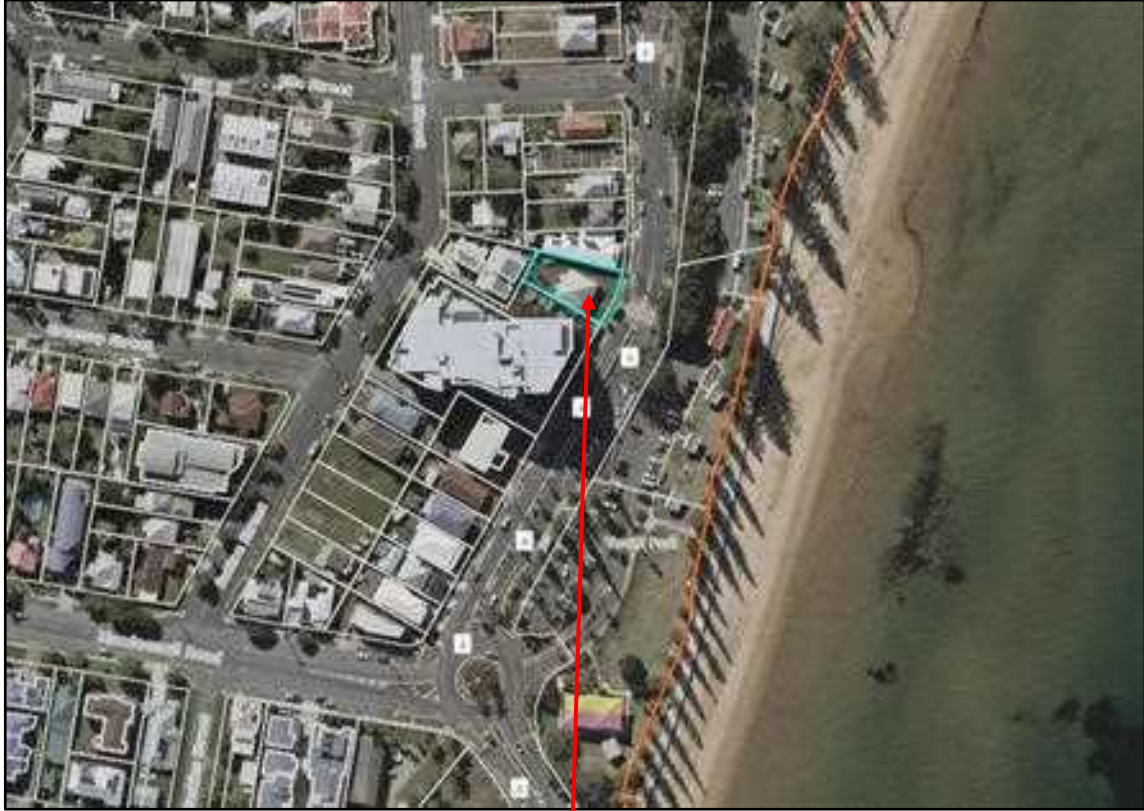
There is no relevant development application history available on Council's online records (DA Tracker). The existing Dwelling house on the site was recently removed and the site is now vacant.

A prelodgement meeting was held with Council Officers to discuss the current proposal on 15 August 2024 (Council ref: DA/2024/3433). Comments and advice received have been incorporated into the current proposal which is considered to respond appropriately to the requirements of Council's planning scheme as will be outlined further throughout this application.

## 2.0 THE SITE

### 2.1 Location and Real Property Description

The subject site is formally described as Lot 427 on Crown Plan SL1339 and is located at 25 Marine Parade in the suburb of Redcliffe on the Redcliffe Peninsula. The site is directly opposite Suttons Beach Parklands.



Subject Site

### 2.2 Site Characteristics

The subject site consists of a single irregular shaped lot with a total area of 554m<sup>2</sup>, with 21m frontage to Marine Parade on the property's eastern side. The site is currently vacant following the recent removal of the single storey Dwelling house. Vehicle access to the property is via an existing double width driveway crossover located towards the northern side of the property.

The topography has a slight fall away from the street from the NE to SW corner. There is no notable vegetation on the property. There is an existing concrete footpath running along the frontage with a landscaped planter either side of an existing raised pedestrian crossing. There are no existing street trees other than the low level shrubs in the established garden beds.

Overhead power lines were removed along the frontage of the site in association with works carried out for the adjoining high-rise apartment building. There is street light infrastructure along the frontage.

Council's contours map is provided below.



Site Survey

Marine Parade is fully constructed and provides for two-way travel (median divided at the frontage) with dedicated parking on both sides of the street. The street narrows at the site's frontage with no stopping either side of the raised pedestrian crossing. Recessed angled parking is provided just to the south on the opposite side of the street beside the Suttons Beach reserve. The street is identified as a District Collector Street in Council's Road Hierarchy mapping.



Streetscape (source: Google image May 2024)

## 2.3 Zoning

The subject site is located within the General Residential Zone and the Urban Neighbourhood precinct as are the surrounding properties given the high amenity values associated with the seaside location and proximity to the Redcliffe Major Centre (to the north) and Margate District Centre (to the south).

Land to the east on the opposite side of the street is zoned Recreation and Open Space over the Margate foreshore parkland – Suttons Beach.

Refer image below from Council’s Planning Scheme Interactive Mapping.



*Subject Site*

The site is also recognised under the Strategic Framework as forming part of the Urban Neighbourhood Place Type. The proposal is designed to respond to the outcomes sought for the Urban Neighbourhood by contributing to mix of dwelling types and tenures within a suitable medium to high rise built form.

## 2.4 Surrounding Land Uses

The site is directly adjoined by a single Dwelling house (newly constructed) to the north, a 2 storey 4 unit development at the rear and a 9 storey apartment complex to the south. The area is generally characterised by a mix of single Dwelling houses, and Multiple dwelling developments of varied density, height, bulk and scale. The area is expected to continually transform over time with a mix of uses and increased residential densities being delivered in the Urban Neighbourhood Precinct.

The site is within easy walking distance to a range of businesses and services being located between the Redcliffe Seaside Village (to the north) and Margate Village (to the south). The site also enjoys a very high level of amenity due to its location on the Margate coastline directly opposite the Suttons Beach parkland and foreshore.

The area is well connected by the historical grid pattern street network, with active transport and public transport options in proximity of the site, along Marine Parade. The primary active transport cycle/pedestrian network runs along the coastline.

Refer Locality Plan below.



**Subject Site**

### 3.0 THE PROPOSAL

#### 3.1 Development Proposal

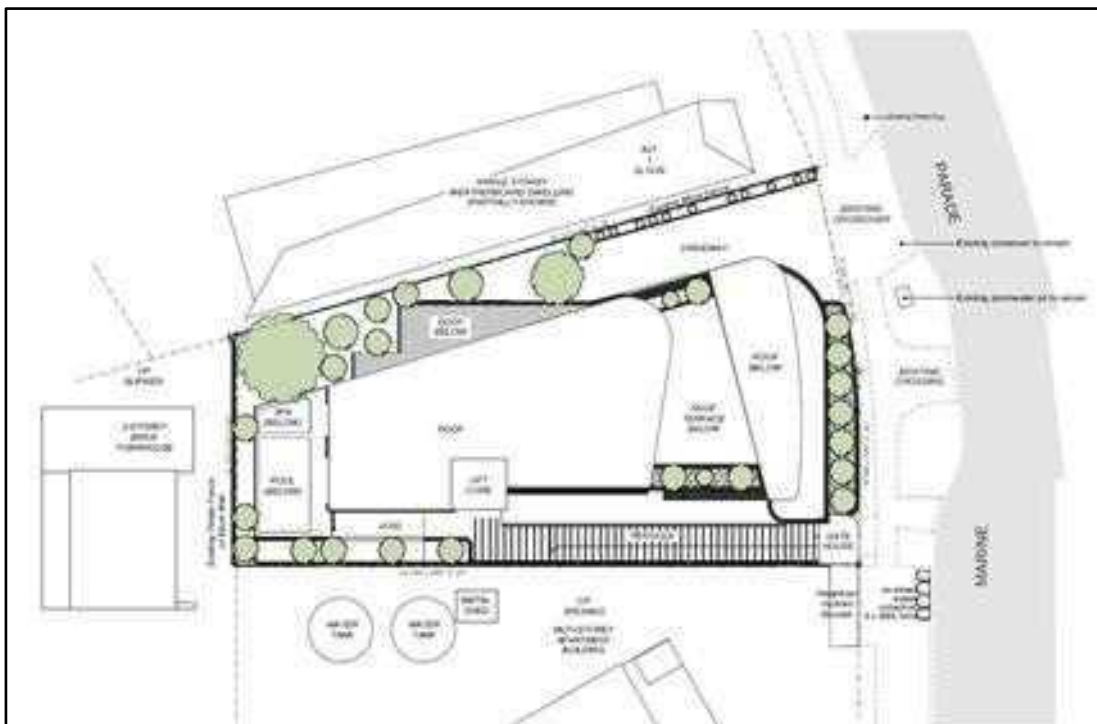
This application is seeking approval for a Material Change of Use – Development Permit for Multiple Dwelling at 25 Marine Parade, Redcliffe, described as Lot 427 on Crown Plan SL1339. The proposal is to establish a seven (7) storey building containing five 5 x 3-bedroom apartments, 1 apartment per floor, plus ground level parking and a rooftop communal recreation area.

The development is architecturally designed and delivers a high-quality residential development with a built form that is appropriate for its coastal setting. With 1 apartment per floor, the boutique development will provide exclusive high-end living spaces with generous floor plans, crossflow ventilation through the apartment and large balconies with north/north-east aspect.

The development has been designed to be consistent with the intent of the Urban Neighbourhood Precinct by achieving a residential (site) density of 126 dwellings per hectare and by contributing to the mix of dwelling types and housing choice in the seaside locality.

The building is designed to address the Marine Parade frontage, with vehicle access into the site from the northern side and dedicated pedestrian entrance from the southern side. The ground level parking provides for a total of 10 car parking spaces with a small basement level for apartment storage and bicycle parking spaces.

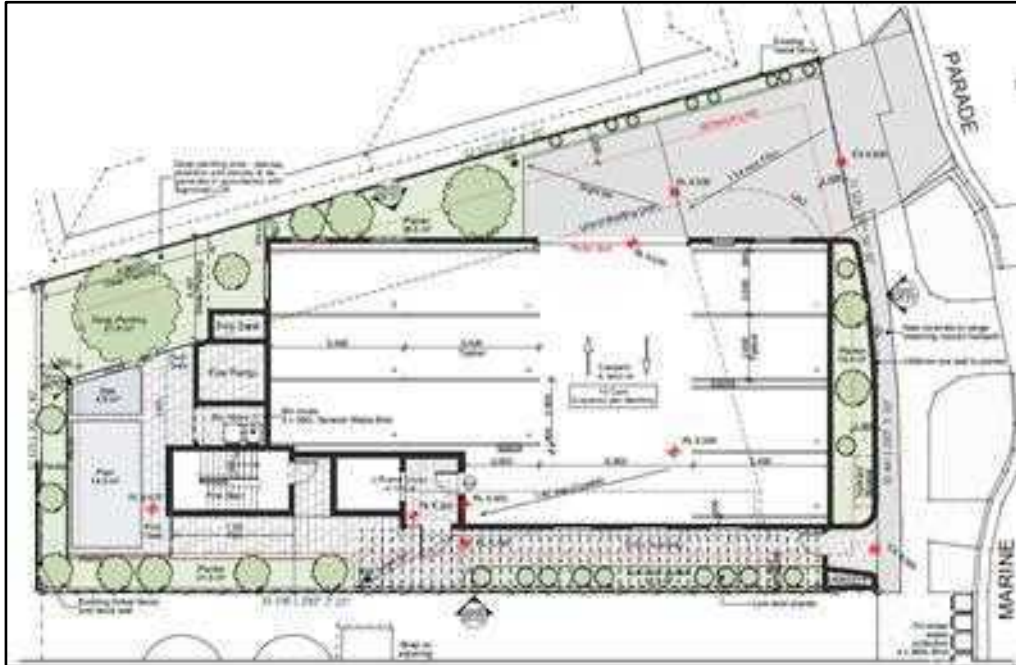
The site plan of the development is shown below in Figure 1.



*Proposed Site Plan*

The ground level provides the car park for the development, foyer entry / lift and services, bin storage room, and a communal recreation (swimming pool and spa) at the rear of the

building. The main entry/foyer is easily identifiable and accessible from Marine Parade with a defined pedestrian pathway located on the southern side of the building separated from the vehicle access. Landscaping at the ground level designed to complement the built form will be provided around the perimeter of the building, generally in accordance with the relevant requirements including dedicated minimum deep planting areas. A small basement level accessible from the lift core/stairs provides for secure bicycle storage and bulky good storage.



*Proposed Ground floor plan*

Each apartment is carefully designed to achieve an optimal level of residential amenity, with a generously sized floor plan, north/east aspect and high ceilings to take in the sea breezes. 1 x 3-bedroom apartment per floor is proposed across Levels 1 to 5, all having an internal floor area of 170sqm. The apartment of Level 1 does enjoy an extended balcony over the podium level to define the bottom of the building and ensure the unit has a positive interface with the street. Every apartment contains a generous combined living/dining area, kitchen and amenities with separate walk-in laundry with electric dryer.

Each apartment is provided with a suitably sized balcony and area of private open space off the living area exceeding the minimum requirements. Balconies extend across the full width of the building to overlook the Marine Parade frontage providing casual surveillance of the street/public space.



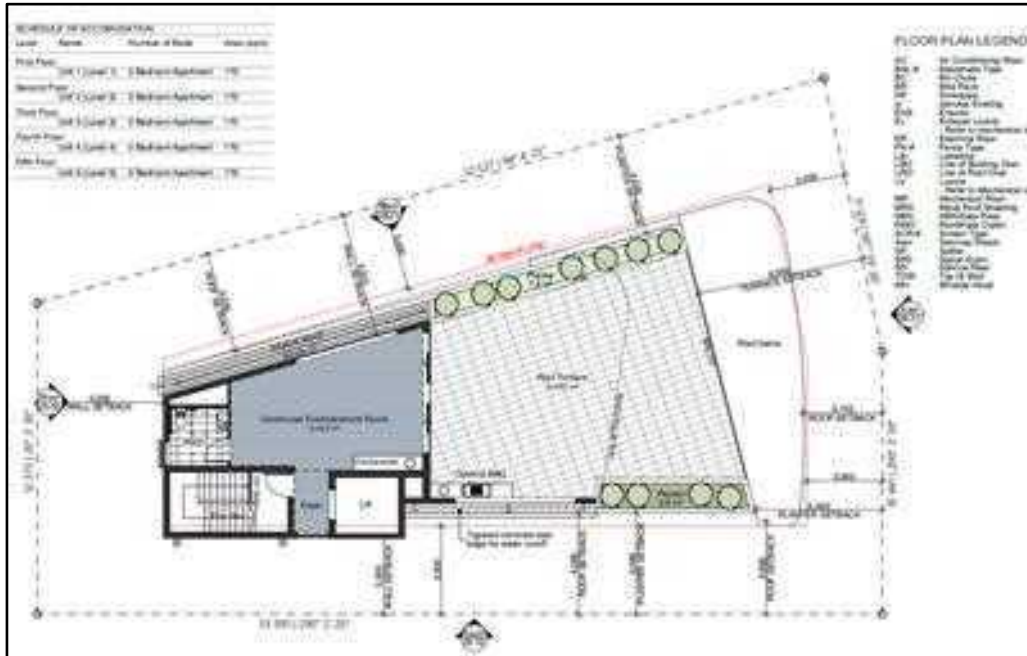
*Level 1 Floor Plan*



*Level 2-5 Floor Plan*

*Proposed Typical Floor Plans*

The 7<sup>th</sup> storey contains a rooftop communal recreation area with indoor recreation room with PWD amenities room and kitchenette, with a roofed outdoor terrace with outdoor BBQ facilities to be enjoyed by residents and their invited visitors. The lift extends to the rooftop to provide secure access to the level and landscaping is provided in planter boxes to both sides.



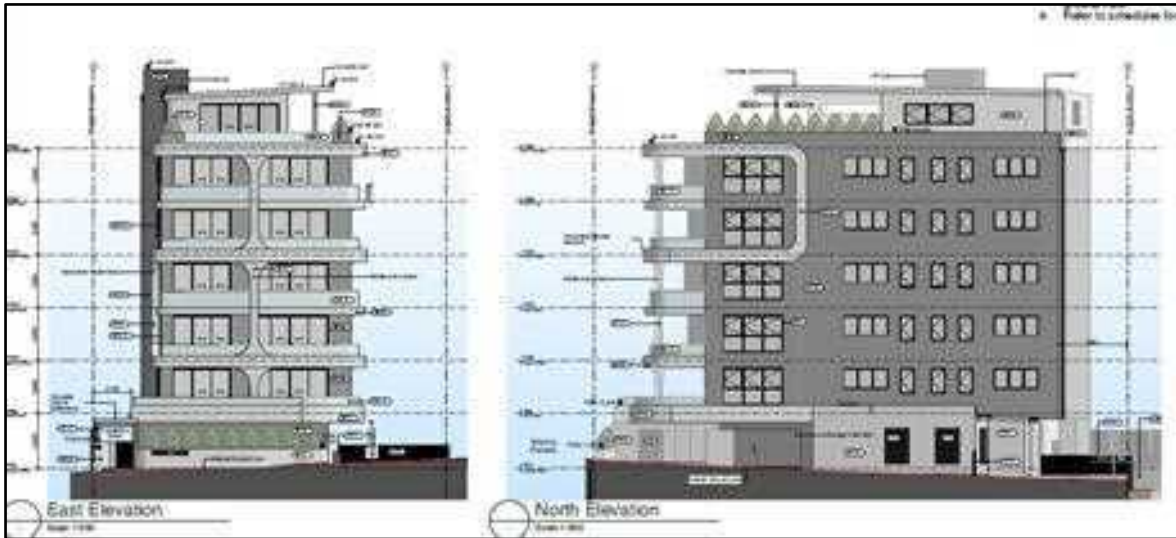
*Rooftop Communal Recreation*

As shown on the plans, the building is generally set back from all boundaries in accordance with the relevant *Examples* of the planning scheme with very minor exceptions for a small section of the car parking level on the northern side and part of the building on the southern side. The building addresses the street frontage and maintains suitable setbacks from the side boundaries and provides screening measures to maintain residential amenity to adjacent residential properties (where required). The site cover at each level is fully compliant with Council's requirements across each level, ranging from 52.7% at ground level to 37% for the typical floor, and 13.5% for the rooftop.

The seven-storey building has a built form which is typical of a medium density apartment building with a very high standard of visual design and architectural merit. With an overall height of 25.03m, the building is below the maximum building height in the Overlay and provides an appropriate transition of building height from the adjacent 9 storey building on the southern side to the Dwelling house on the northern side.

The design incorporates a variety of high-quality materials, colours and finishes add visual interest to break up the bulk of the building ensuring it contributes positively to the locality. The architecture clearly defines the top, middle and base of the building consistent with the planning scheme outcomes. The generous balconies with glass balustrading create depth and variation to the façade at the street frontage. A schedule of materials is provided on the elevation drawings.

The elevations and perspectives which capture some of the proposed details of the built form are provided below. For the full set of elevations and perspectives, refer to the proposal plans provided with the supporting information to this application.



East (Marine Pde) & North Elevations



Perspectives

### Access & Servicing

All vehicle access to the development is proposed via a single crossover from Marine Parade. The proposal is to re-use the existing crossover which is located on the northern side boundary.

All car parking spaces, driveways, aisles etc have been designed to meet AS2890. Car parking is provided in a single level under the building with provision for 10 designated