



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the Integrated Planning Act 1997, to advise you of a decision or action.

Enquiries to: Allen Johns
Telephone: (07) 3224 5099
Your reference: 2007/1921
Our reference: Appl'n: 10153 Pt 1 File No.:BNE21917

CC: Ms [CTPI 49-Sch4]
Sinclair Knight Merz Pty Ltd
PO Box 246
SPRING HILL QLD 4004

Mr Noel McBride
Sunshine Coast Regional Council
PO BOX 141
TEWANTIN QLD 4565

Re: Application (No. 2007/1921) for development approval for assessable development to be carried out at 2 Marara Street and 4 Lower Mill Road, Cooroy.

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

- ☐ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☒ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The EPA-CLU, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA-CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided.

[CTPI 49-Sch4]

Signed

Date

Kim Barry
Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Sunshine Coast Regional Council (formerly Noosa Shire Council)
Council Application Number:	2007/1921
EPA Application Number:	10153 Pt 2
Date application received by EPA:	17/10/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ **the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.**
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

2 Marara Street and 4 Lower Mill Road, Cooroy, QLD, 4563, located on Lot 1 on C56021, Lot 1 on RP87371 and Lot 5 on SP173771

Material Change of Use

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development

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- ☒ **any approval must be a preliminary approval only**
☐ there are no concurrence agency requirements
☐ the application must be refused

Conditions of the development approval

Prior to any Development Permit being issued for the site, a site investigation / remediation and / or validation works must be undertaken and the results submitted to the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU), in accordance with the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998), to enable the EPA-WCLU to determine that Lot 1 on RP87371 and Lot 5 on SP173771 are suitable for the intended use by either:

- (i) removing the site from the Environmental Management Register, or
- (ii) approving a submitted draft Site Management Plan / Remediation Action Plan.

Comments or advice about the application

The EPA CLU acknowledges that a draft Site Management Plan (SMP) and associated documents have been submitted in relation to Lot 1 on RP87371 and Lot 5 on SP17377, which have been assessed by the EPA-CLU. The documents do not comply with provisions under the *Environmental Protection Act 1994* (EP Act), including, but not limited to, a statutory declaration for the SMP.

This development approval supersedes the one dated 2 July 2008 and is issued to correct a clerical error: 'Material change of use – centre activities (restaurant)' has been changed to 'Material change of use'

~ End of Part 1 – Material Change of Use ~

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

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IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT**Select one Due Date:****1. PROPOSAL DETAILS****Proposal:****Material Change of Use****Proposal Description:**

Woodworkers clubhouse and workshops

2. ADMINISTRATIVE DETAILS**EPA App'n No:****10153 Part 1****File No:****BNE21917**

Referral Coordination (RCU) No:	N/A
ECOTRAK Project No:	
Project Manager Name:	
Other EPA Units involvement:	

Council:**Noosa Shire Council****LA App'n No:****2007/1921****Site Address:****2 Marara Street and 4 Lower Mill Road,****Cooroy****Property Description:
on SP173771****Lot 1 on C56021, Lot 1 on RP87371, and Lot 5****Applicant Name:****, Noosa Council / Noosa Council****EMR/CLR/AMA details:**

Lot/Plan	EMR/CLR/ AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
1/RP873371	10153	38 – wood treatment and preservation	No
5/SP173771	10233	38 – wood treatment and preservation	No
5/SP173771	10233	29 – petroleum product and oil storage	No

Lot(s) No EMR/CLR & proposed use is for child care, educational, recreational or residential purposes, including a caretaker residence on industrial land.

Lot/Plan	Industrial Activity has been identified (Yes or No)

3. APPLICATION ASSESSMENT**3.1 Information from the application, EMR or CLU files:****Any existing ERA's?:**

Nil

Any new ERA's?:

Nil

ERA Jurisdiction:

N/A

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3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:

Past Use: saw mill

Current Use: community woodworking activities and vacant land

3.3 Supporting information: (For incorrect referral skip 3.3.1)

3.3.1 Are there any Environmental Values that are at risk?

Human being ecosystem

3.3.2 Other relevant details supporting the conclusion(s)

Historical activities on both sites have potentially caused contamination of the sites due to past use as a sawmill and the presence/absence and nature of the contamination needs to be identified to determine the suitability of the site for the proposed use. There has been no information submitted relating to potential contamination with this DA. Parcels of land surrounding the two sites in the proposal which were originally part of the sawmill have been investigated to remove them from the EMR. These previous investigations have not included the lots and plans in this application. The sites are proposed for recreational use.

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

There is insufficient information provided in the DA submitted to determine if the site is suitable for the proposed use.

Recommendation:

A site investigation needs to be conducted to determine the presence/absence of contamination of the two sites in question.

Assessor name: Tamara Emms **Assessor signature:**

Date:

Reviewer is required when EPA Assessment is involved (Site Investigation/Validation Report was submitted with the application or as a response of an Information Request Notice)

Reviewer Name: **Reviewer signature:**

Revision Date:

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----

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Sinclair Knight Merz
369 Ann Street, Brisbane 4000
PO Box 246
Spring Hill QLD 4004 Australia

Tel: +61 7 3244 7100
Fax: +61 7 3244 7307
Web: www.skmconsulting.com

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SKM

Mrs Kim Barry
Environmental Protection Agency
Southern Region
GPO Box 2771
BRISBANE QLD 4001



19 May 2008

Stage 2 EPA Submission
QE09442

Dear Kim,

Information Request Response - Material Change of Use for relocation of woodworkers cottage, Cooroy Lower Mill Domain

Reference is made to the Information Request issued by the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU) in relation to the abovementioned development application (EPA- CLU Reference: 10153 Part 1). On behalf of the application, Sunshine Coast Regional Council (SCRC, formerly Noosa Shire Council), Sinclair Knight Merz (SKM) provides the following response to the matters raised in the Information Request.

Site Investigation Report

Request

"A site investigation report, prepared in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998), must be submitted to the Environmental Protection Agency – Contaminated Land Unit (EPA – CLU). The report must demonstrate that Lot 1 on RP87371 and Lot 5 on SP173771 are suitable for the intended use and enable the EPA to either:

- i. Removed the site from the Environmental Management Register; or
- ii. Approve a submitted draft Site Management Plan/Remediation Action Plan."

Response

Reference is made to contaminated land investigation reports previously submitted with respect to the subject land parcels, namely:

Sinclair Knight Merz Pty Limited

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Offices across Australia, New Zealand, UK, South East Asia, Middle East, the Pacific and Americas

R



Mrs Kim Barry
Environmental Protection Agency
Southern Region
GPO Box 2771
BRISBANE QLD 4001

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Sinclair Knight Merz Pty Limited

The SKM logo trade mark is a registered trade mark of Sinclair Knight Merz Pty Ltd ABN 37 001 024 095
Offices across Australia, New Zealand, UK, South East Asia, Middle East, the Pacific and Americas

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- Stage II Investigation Report Boral Timber Yards, prepared by Fleur Daniel GTI (Australia) Pty Ltd, dated 9 October 1998; *(previously submitted to the EPA – refer file number 902328)*
- Remediation Plan Boral Timber yards, prepared by Fleur Daniel GTI (Australia) Pty Ltd, dated 2 November 1998; *(previously submitted to the EPA – refer file number 902328)*
- Additional Environmental Investigations – Boral Timber Cooroy Mill, prepared by IT Environmental (Australia) Pty Ltd, dated 28 September 2000 ; *(previously submitted to the EPA – refer file number 902328)*
- Final Plan for Stormwater Management and Site Remediation– Boral Timber Mill Cooroy, prepared by IT Environmental (Australia) Pty Ltd, dated 6 October 2000 and 11 October 2000 for clarification; *(previously submitted to the EPA – refer file number 902328)*
- Closure Report – Soil Remediation and Stormwater Management Works, - Boral timber Mill, prepared by IT Environmental (Australia) Pty Ltd, dated 19 April 2001; *(previously submitted to the EPA – refer file number 902328)*

On behalf of SCRC, IT Environmental (Australia) Pty Ltd undertook a review of these reports with respect to the specifics of this Development Application and the EPA's related Information Request. Copies of the relevant Statutory Declarations relating to the original reports have been attached (Attachment A) for information.

The review indicated that these reports were insufficient to meet the requirements of the EPA's Information Request for this Development Application. An Addendum Environmental Site Assessment was therefore undertaken and results are attached to this correspondence (Attachment B), together with the relevant Statutory Declaration.

On the basis of the original reports and their review and the Addendum Environmental Site Assessment, a draft Site Management Plan has been prepared and is attached to this correspondence (Attachment C) for the EPA's review and approval.

Pursuant to Section 3.3.8 of the Integrated Planning Act 1997, this response is provided as a full response to the Information request dated 31 October 2007 and constitutes the end of the

20 May 2008

SKM

information request stage under IDAS. SCRC looks forward to the progression into the application assessment stage and awaits the EPA – CLU's decision about this Development Application.

Should you have any queries or questions in relation to the information provided, please contact myself in the first instance (contact details provided below).

Yours sincerely

CTPI 49-Sch4

CTPI 49-Sch4

Environmental Manager - Contaminated Land

Phone: (07) CTPI 49-Sch4

Fax: (07) 3224 7306

E-mail: CTPI 49@skm.com.au

SKM

Appendix A

Published on DES Disclosure Log
RTI Act 2009

STATUTORY DECLARATION

(INVESTIGATOR AND VALIDATION REPORT PREPARER)

Address of Site Investigated: 1 Maple Street, Cooroy QLD
Real Property Descriptions: Lots 1, 2 and 3 on RP153299
Lots 1, 2 and 3 on RP87371
Lot 2 on RP47020
Lot 1 on RP88582
Lots 2 and 3 on RP110206
Parish of Tewantin, County of March
Title of Report: Closure Report
Soil Remediation and Stormwater Management Works
Boral Timber Mill
Maple Street, Cooroy, QLD (19 April 2001)

I CTPI 49-Sch4 of *IT Environmental (Australia) Pty Ltd*, in the State of Queensland, do solemnly and sincerely declare that:

- I was the *investigator and report preparer* of the report described above;
- I am a member of *Environment Institute of Australia and New Zealand* and my qualifications and experience as outlined in documents provided previously to the EPA are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report; and
- I have not knowingly failed to reveal any relevant information or document to the administering authority.

I certify that:

- the report addresses the relevant matters for the investigation and is factually correct; and
- the opinions expressed in it are honestly and reasonably held.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature

CTPI 49-Sch4

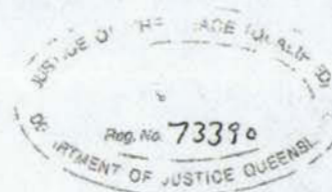
Name

Taken and Declared before me in Brisbane this 15 day of August 2004

CTPI 49-Sch4

Witness

Name



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STATUTORY DECLARATION
(INVESTIGATOR AND ESA REPORT PREPARER)

Address of Site Investigated: 1 Maple Street, Cooroy QLD
Real Property Descriptions: Lots 1, 2 and 3 on RP153299
Lots 1, 2 and 3 on RP87371
Lot 2 on RP47020
Lot 1 on RP88582
Lots 2 and 3 on RP110206
Parish of Tewantin, County of March
Title of Report: Stage II Investigation Report, Boral Timber Yards
1 Maple Street
Cooroy, QLD (9 October 1998)

I CTPI 49-Sch4 of *IT Environmental (Australia) Pty Ltd*, in the State of Queensland, do solemnly and sincerely declare that:

- I was the *investigator and report preparer* of the report described above;
- I am a member of *Environment Institute of Australia and New Zealand* and my qualifications and experience as outlined in documents provided previously to the EPA are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report; and
- I have not knowingly failed to reveal any relevant information or document to the administering authority.

I certify that:

- the report addresses the relevant matters for the investigation and is factually correct; and
- the opinions expressed in it are honestly and reasonably held.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the ~~Statute of 1867~~

Signature

Name

Taken and Declared before me in Brisbane this 13 day of August 2004

Witness

Name



COPY

STATUTORY DECLARATION

(REMEDIATION PLAN PREPARER)

Address of Site Investigated: 1 Maple Street, Cooroy QLD
Real Property Descriptions: Lots 1, 2 and 3 on RP153299
Lots 1, 2 and 3 on RP87371
Lot 2 on RP47020
Lot 1 on RP88582
Lots 2 and 3 on RP110206
Parish of Tewantin, County of March
Title of Report: Final Plan for Stormwater Management and Site Remediation
Boral Timber Mill
Cooroy, QLD (6 October 2000, plus 11 October 2000
clarification)

I CTPI 49-Sch4 of *IT Environmental (Australia) Pty Ltd*, in the State of Queensland, do solemnly and sincerely declare that:

- I was the *investigator and report preparer* of the report described above;
- I am a member of *Environment Institute of Australia and New Zealand* and my qualifications and experience as outlined in documents provided previously to the EPA are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report; and
- I have not knowingly failed to reveal any relevant information or document to the administering authority.

I certify that:

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Signature

Name

Taken and Declared before me in Brisbane this 13 day of August 2004

Witness

Name



COPY

STATUTORY DECLARATION
(INVESTIGATOR AND REPORT PREPARER)

Address of Site Investigated: 1 Maple Street, Cooroy QLD
Real Property Descriptions: Lots 1, 2 and 3 on RP153299
Lots 1, 2 and 3 on RP87371
Lot 2 on RP47020
Lot 1 on RP88582
Lots 2 and 3 on RP110206
Parish of Tewantin, County of March
Title of Report: Additional Environmental Investigations
Boral Timber Cooroy Mill
1 Maple Street
Cooroy, QLD (28 September 2000)

I CTPI 49-Sch4 of *IT Environmental (Australia) Pty Ltd*, in the State of Queensland, do solemnly and sincerely declare that:

- I was the *investigator and report preparer* of the report described above;
- I am a member of *Environment Institute of Australia and New Zealand* and my qualifications and experience as outlined in documents provided previously to the EPA are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report; and
- I have not knowingly failed to reveal any relevant information or document to the administering authority.

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- the opinions expressed in it are honestly and reasonably held.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature

Name

Taken and Declared before me in Brisbane this 15 day of August 2004

Witness

Name



COPY

28 April 2008

Noosa Shire Council
c/- Sinclair Knight Mertz
369 Ann Street
Brisbane, QLD, 4000

Attention: CTPI 49-Sch4

Dear CTPI 49-Sch4

RE: Addendum Environmental Site Assessment - former Boral Cooroy Timber Mill site.

Coffey Environments have been engaged by Noosa Shire Council to provide recommendations regarding the suitability of allotments subdivided from the former Boral Cooroy Timber Mill. Based on the information provided, Coffey Environments understands that the allotments have been earmarked for industrial activities.

Current correspondence received from SKM states that for some of the land parcels (Lot 1 on RP87371 and Lot 5 on SP173771), the intention is to create a cluster of woodworking activities for community educational purposes. This will include the refurbishment of the existing old boiler and kiln and as such the end land use for these particular land parcels will not change from the original, historical land use, as part of a timber mill.

Background Information

These allotments: Lot 5 on SP173770, (formerly part of Lot 2 on RP87371); Lot 7 on SP173770 (formerly part of Lot 1 on RP 885282); Lot 2 on RP47020; and Lot 1 on RP87371, were part of the Boral Cooroy timber mill which operated from 1959-2001. Prior to the establishment of the timber mill at the site, the site was used for transient farming and residence. No environmental impacts are known to have occurred at the site prior to its use as a timber mill.

Previous Environmental Investigations

As part of this investigation, a review of the following environmental reports for the former Boral Cooroy Timber Mill site was undertaken.

- **Envirotest** Environmental Audit of Boral-Cooroy Wood Treatment Facility. November 1991.
- **Fluor Daniel GTI (Australia) Pty Ltd** Stage II Investigation Report, Boral Timber Yards, 1 Maple Street, Cooroy Queensland, 9 October 1998 (our ref: B7570BR01).
- **IT Environmental (Australia) Pty Ltd** Additional Environmental Investigations, Boral Timber Cooroy Mill, 1 Maple Street, Cooroy Queensland, 28 September 2000 (our ref: J207570E-R01).
- **IT Environmental (Australia) Pty Ltd** Closure Report, Soil Remediation and Stormwater Management Works Boral Timber Mill, Maple Street, Cooroy, QLD.

Residual Contamination

Lot 2 RP47020:

No soil impact in excess Queensland Environmental Protection Agency (Qld EPA) Health-based Investigation Level (HIL) "F" (commercial/industrial). Metal concentrations in excess of Qld EPA Environmental Investigation Levels (EILs) remain onsite with maximum concentrations detected being: 111mg/kg of arsenic, which is also above Health-based Investigation Level (HIL) "A" (standard residential with garden/accessible soil); 109mg/kg of copper; and 1220 mg/kg of zinc. All impacted material occurs at shallow depth (0-200mm) in fill material present across the lot, and attenuates rapidly with depth, with all the (200-500mm) samples collected from natural in-situ soils at these locations reporting metal concentrations below the EILs.

Lot 1 RP87371:

No soil impact in excess Qld EPA HIL "F" (commercial/industrial). Metal concentrations in excess of Qld EPA EILs remain onsite, with maximum concentrations being: 112mg/kg of arsenic (also above HIL "A" guidelines); 143mg/kg of copper; 148mg/kg of chromium (III); and 884 mg/kg zinc. Although there is no nominated guideline for boron, two samples collected from this allotment also reported concentrations of boron in excess of the acknowledged background concentrations (maximum concentration detected was 723mg/kg). All impacted material occurs at shallow depth (0-200mm) in fill material present across the lot.

Lot 5 SP173771:

In the area to the east and south east of the former boiler building, metal concentrations in excess of Qld EPA commercial/industrial HIL "F" guidelines remain onsite. Maximum concentrations detected were: 8820mg/kg of arsenic; 8930mg/kg of copper; and 30400mg/kg of chromium. This impacted material occurs at shallow depth (0-200mm) in fill material present in this area of the site.

Although no nominated guideline exists for boron, samples collected from this allotment also reported concentrations of boron in excess of the acknowledged background concentrations (maximum concentration detected was 9410mg/kg). In other areas of Lot 5, metal concentrations in excess of Qld EPA EILs remain onsite, with maximum concentrations detected being: 60mg/kg for arsenic, and 131mg/kg for chromium(III). All impacted material occurs at shallow depth (0-200mm) in fill material.

Lot 7 SP173771

Residual soil impact in the location of the former evaporation pond exceeds Qld EPA HIL "F" levels for arsenic, and the EILs for copper and chromium (III). As part of soil remediation works undertaken at the site in 2000, this area was backfilled with soil excavated during the replacement of the causeway at the site, the soil excavated from behind the boiler as part of other soil remediation works onsite, and imported clay fill. This backfill was then capped by a 500mm clay layer. Sections of this clay capping layer were covered by either 100mm of road base (trafficable areas) or clean soil (non-trafficable areas).

Residual soil impact in the vicinity of the former sawdust hopper exceeds Qld EPA EILs for arsenic, copper and chromium (III). As part of soil remediation works undertaken at the site in the year 2000, this area was capped by a 500mm clay layer. This clay capping layer has a confirmed density ratio of 95.5%. This capping layer was covered by 100mm of clean soil.

Metal concentrations in excess of Qld EPA EILs also exist in the vicinity of the former sawdust shed. This area has maximum concentrations of 101mg/kg for arsenic (also above HIL "A" guidelines), 92mg/kg for copper, and 142mg/kg for chromium (III). All impacted material occurs at shallow depth (0-200mm) in fill material present in this area of the lot.

Conclusions/Recommendations

Based on the results of the previous environmental investigations conducted across the allotments, a Site Management Plan has been generated covering all four lots. Coffey Environments recommends that the aforementioned allotments are suitable for non-sensitive commercial/industrial landuses which includes premises such as shops and offices as well as factories and industrial sites with minimal opportunities for contact with residual impacted soil, provided the controls outlined in the Site Management Plan are implemented and maintained.

For and on behalf of Coffey Environments Pty Ltd

CTPI 49-Sch4

CTPI 49-Sch4

Senior Project Manager

CTPI 49-Sch4

Principal Geologist
State Manager QLD

STATUTORY DECLARATION

(LETTER REPORT PREPARER)

Address of Site Investigated: 1 Maple Street, Cooroy QLD
Real Property Descriptions: Lot 5 on SP173770
Lot 7 on SP173770
Lot 2 on RP47020
Lot 1 on RP87371
Parish of Tewantin, County of March

Title of Report: Addendum Environmental Site Assessment
former Boral Timber Mill site
(18 April 2008)

I CTPI 49-Sch4 of *Coffey Environments Pty Ltd*, in the State of Queensland, do solemnly and sincerely declare that:

- I was *letter report preparer* of the report described above;
- I am a member of *Environment Institute of Australia and New Zealand* and my qualifications and experience as outlined in documents provided previously to the EPA are relevant to this investigation;
- I have not knowingly included any false, misleading or incomplete information in the report; and
- I have not knowingly failed to reveal any relevant information or document to the administering authority.

I certify that:

- the report addresses the relevant matters for the investigation and is factually correct; and
- the opinions expressed in it are honestly and reasonably held.

I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867*

Signature

Name

Taken and Declared before me in Brisbane this 19 day of MAY 2008

Witness

Name

(Comm for Declaration)



SKM

Appendix B

Published on DES Disclosure Log
RTI Act 2009

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page 5

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Appendix C

Published on DES Disclosure Log
RTI Act 2009



**Queensland
Government**

**Environmental
Protection Agency
Queensland Parks
and Wildlife Service**

DRAFT SITE MANAGEMENT PLAN (SMP)

Environmental Protection Act 1994 (EP Act), Chapter 7 Part 8 Division 5

DATE: 28 April 2008

**RPD Lot 5 on Plan SP173770;
Lot 7 on Plan SP173770
Lot 2 on Plan RP47020;
Lot 1 on Plan RP87371**

EPA File: 902326

1.0 SUMMARY OF CONTAMINATION

These allotments, Lot 5 on SP173770, (formerly part of Lot 2 on RP87371) Lot 7 on SP173770 (formerly part of Lot 1 on RP 885282), Lot 2 on RP47020 and Lot 1 on RP87371; were part of the Boral Cooroy timber mill which operated from 1959-2001. Prior to the establishment of the timber mill at the site, the site was used for transient farming and residence. No environmental impacts are known to have occurred at the site prior to its use as a timber mill.

The site, known as the Cooroy Lower Mill Domain, is currently occupied by a number of (vacant) buildings associated with the old timber mill activities. It is proposed to use the site to create a cluster of wood working activities for community use through the refurbishment, reuse and preservation of the old mill kiln, hopper and boiler building.

Previous environmental investigations at the timber mill site have identified a number of areas as containing levels of soil contamination in excess of the Queensland Environmental Protection Agency's (EPA's) Environmental Investigation Levels (EILs). Figure 1 shows the location of the former timber mill infrastructure in relation to the current allotment boundaries.

Based on the results of the investigations conducted across the allotments, the aforementioned allotments can be used for non-sensitive commercial/industrial landuses which includes premises such as shops and offices as well as factories and industrial sites with minimal opportunities for contact with residual impacted soil, provided the controls outlined herein are implemented and maintained. The proposed activities are consistent with these land uses.

Soil impact left in place is discussed below.

Lot 2 RP47020:

Metal concentrations in excess of Queensland Environmental Protection Agency (Qld EPA) Environmental Investigation Levels (EILs) remain onsite (as shown on Figure 2), with maximum concentrations detected being: 111 mg/kg of arsenic, which is also above Health-based Investigation Level (HIL) "A" (standard residential with

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garden/accessible soil); 109mg/kg of copper; and 1220 mg/kg of zinc. All impacted material occurs at shallow depth (0-200mm) in fill material present across the lot, and attenuates rapidly with depth, with all the (200-500mm) samples collected from natural insitu soils at these locations reporting metal concentrations below the EILs.

Lot 1 RP87371:

Metal concentrations in excess of Qld EPA EILs remain onsite (as shown on Figure 3), with maximum concentrations being: 112mg/kg of arsenic (also above HIL "A" guidelines); 143mg/kg of copper; 148mg/kg of chromium (III); and 884 mg/kg zinc. Although there is no nominated guideline for boron, two samples collected from this allotment also reported concentrations of boron in excess of the acknowledged background concentrations (maximum concentration detected was 723mg/kg). All impact occurs in samples collected at shallow depth (0-200mm) in fill material present across the lot, however in some locations the impact has not been vertically delineated.

Lot 5 SP173771:

In the area to the east and south east of the former boiler building (as shown on Figure 4) metal concentrations in excess of Qld EPA commercial/industrial health based investigation levels (HIL "F") guidelines remain onsite, with maximum concentrations detected being: 8820mg/kg of arsenic; 8930mg/kg of copper; and 30400mg/kg of chromium. This impact occurs at shallow depth (0-200mm) in fill material present in this area of the lot, however in one location it has not been vertically delineated.

Although no nominated guideline exists for boron, these samples also reported concentrations of boron in excess of the acknowledged background concentrations (maximum concentration detected was 9410mg/kg).

In other areas of Lot 5, metal concentrations in excess of Qld EPA EILs remain onsite, with maximum concentrations detected in other areas of the site being: 60mg/kg for arsenic, and 131mg/kg for chromium(III). All impacted material occurs at shallow depth (0-200mm) in fill material, however in some areas the impact has not been vertically delineated.

Lot 7 SP173771

Areas of residual soil impact across this lot are shown in Figure 5.

Residual soil impact in locations F2 and F3 exceeds Qld EPA EILs for arsenic, copper and chromium (III). As part of soil remediation works undertaken at the site in the year 2000, this area was capped by a 500mm clay layer. This clay capping layer has a confirmed density ratio of 95.5%. This capping layer was covered by 100mm of clean soil.

Residual soil impact in the location of the former evaporation pond exceeds Qld EPA HIL "F" levels for arsenic, and the EILs for copper and chromium (III). As part of soil remediation works undertaken at the site in 2000, this area was backfilled with soil excavated during the replacement of the causeway at the site, the soil excavated from behind the boiler as part of other soil remediation works onsite, and imported clay fill. This backfill was then capped by a 500mm clay layer. Sections of this clay capping

layer were covered by either 100mm of road base (trafficable areas) or clean soil (non-trafficable areas).

Metal concentrations in excess of Qld EPA EILs also exist in the vicinity of the former sawdust shed. This area has maximum concentrations of 101mg/kg for arsenic (also above HIL "A" guidelines), 92mg/kg for copper, and 142mg/kg for chromium (III). All impact was detected in soil samples collected at shallow depth (0-200mm) in fill material present in this area of the lot, however the impact has not been vertically delineated in some locations.

2.0 OBJECTIVES OF THE SMP

The purpose of this SMP is to manage contaminated soils and materials on the lots in a manner that protects human health and the environment. This objective will be achieved through the following processes.

- Monitoring and control of all intrusive site works including excavations, trenching, drilling and scraping.
- The placement and maintenance of landscaping and capping layers which will provide barriers to occupiers of the site and the general public from the contamination, as well as restricting erosion and water infiltration and the potential for residual impact to migrate via leaching processes.
- The application of maintenance and monitoring requirements for the capping layers.

3.0 ACHIEVEMENT AND MAINTENANCE OF OBJECTIVES

3.1 Responsibility.

The owner of the land (as defined in the *Environmental Protection Act 1994*) is to ensure that this SMP and any variations approved or required by the administering authority are complied with in order to achieve the objectives. The obligations and conditions set out in this SMP bind the owner of the land.

3.2 Provision of SMP to appropriate persons. The owner must provide all persons involved in building design and planning and all contractors and lessees conducting building and/or excavation works with a copy of the SMP prior to commencement of site works. All persons occupying or working on the site must comply with the requirements of the SMP.

3.3 Site Capping.

3.3.1 Existing Capping. The existing capping is to remain in place, undisturbed, other than for the construction of service trenches. In the event that the existing capping layers are disturbed or removed, a new capping layer, of equal or better standard and designed to achieve the objectives of this SMP, is to be installed.

The capping layer must consist of 500mm of compacted clay and/or other equivalent low permeability (less than 1×10^{-9} m/s) cover, and is to be installed within areas as outlined in Figures 2 – 5 (attached) to maintain a barrier between the residual contamination and site users. The capping layer is to be maintained in sound condition at all times. If vegetation is to be placed over the capping layer, a minimum thickness of

100mm of top soil must be placed on top of the capping layer and only short root zoned plants such as grasses can be used as a vegetative cover.

3.3.2 Boiler Room Area. The identified contamination area (as shown on Figure 4) is to be capped with at least 100mm of structural reinforced concrete or interlocking pavers on a compacted base or equivalent cover. This area is not to be used for any activity which will disturb the capping, or surface soils.

3.3.3 Capping Maintenance. All capping materials are to be maintained in a sound condition at all times. Inspections of the site during construction of any capping materials are to be undertaken with documentation of actual cover, thicknesses and details.

3.4 Soil excavation & Removal. Any soil excavated on the site must be assessed for contaminants of concern to determine if the material is contaminated and to identify appropriate management and disposal/re-use options.

Representative sampling and analysis of soil from excavation in contaminated areas must be managed by a person suitably qualified and experienced in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act). Contaminated soil must not be removed off-site without a disposal permit in accordance with Section 424 of the EP Act.

3.5 Unexpected Contamination. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate potential environmental harm. The administering authority is to be notified in writing within two business days of detection and advised of appropriate remedial action.

Any remedial action is to be developed by a person suitably qualified and experienced in accordance with Section 381 of the EP Act.

3.6 General Environmental Protection. All earthworks are to be undertaken in accordance with general environmental protection measures to avoid unwanted migration and deposition of soil. These measures include the control of dust, noise, stormwater runoff, sediment, erosion, spillage from haulage trucks and odour releases involving the handling or movement of contaminated material.

3.7 Workplace Health and Safety. A Workplace Health and Safety Plan (WH&S plan), which conforms to the requirements of the *Workplace Health and Safety Act 1995* is to be developed for any site excavation works in contaminated areas. The WH&S plan must specifically address contaminants of concern.

4.0 MONITORING AND REPORTING

The owner is to undertake annual inspections of the site to determine and record the state of the installed capping in contaminated areas, and to provide the results of these inspections, and any corrective actions implemented to ensure that capping and protective barriers including vegetative covers remain in sound condition, to authorised officers of the EPA on request.

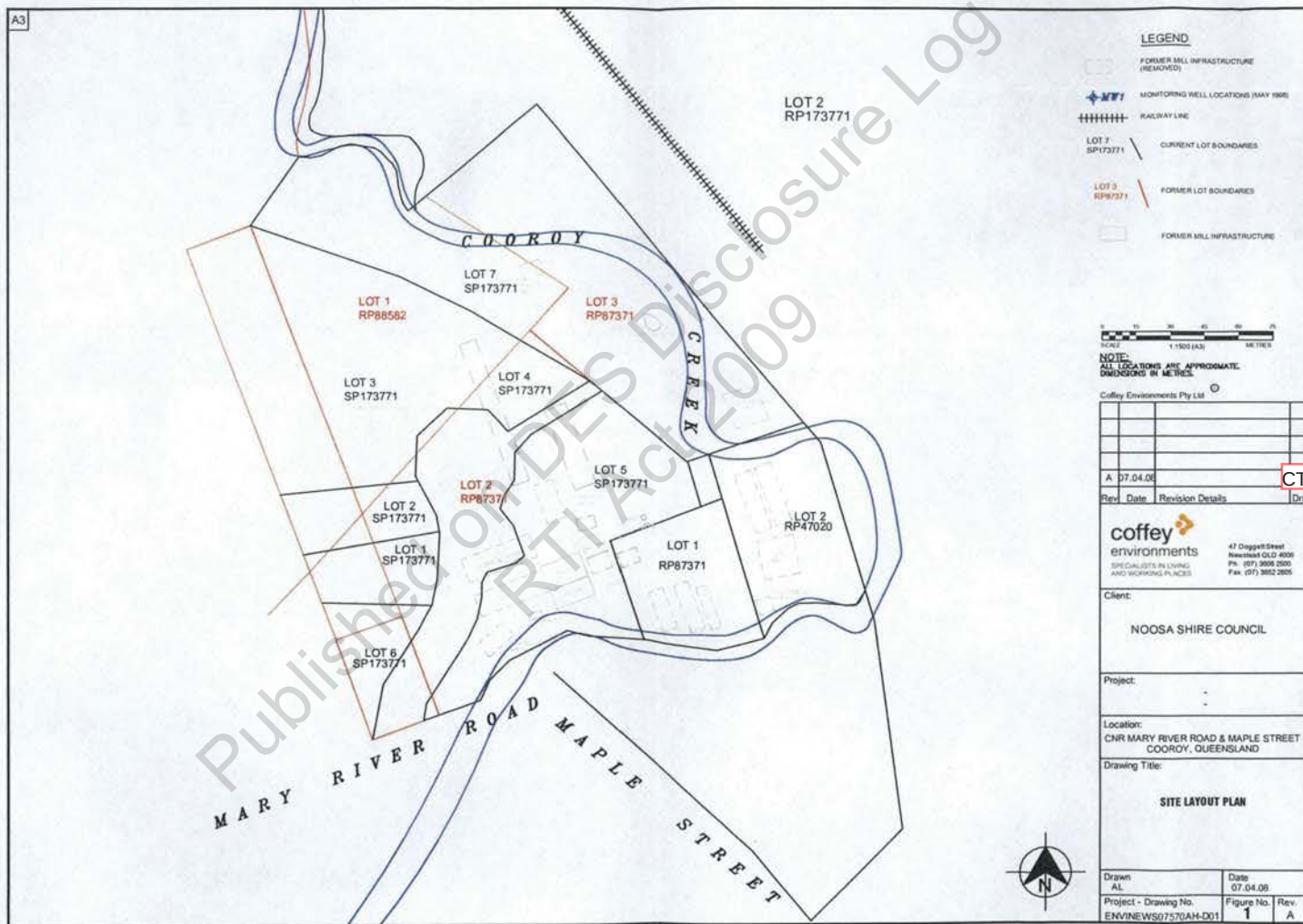
Records are to be kept of any inspections, soil excavation in contaminated areas, disposal permits and SMP compliance for review by the administering authority from time to time.

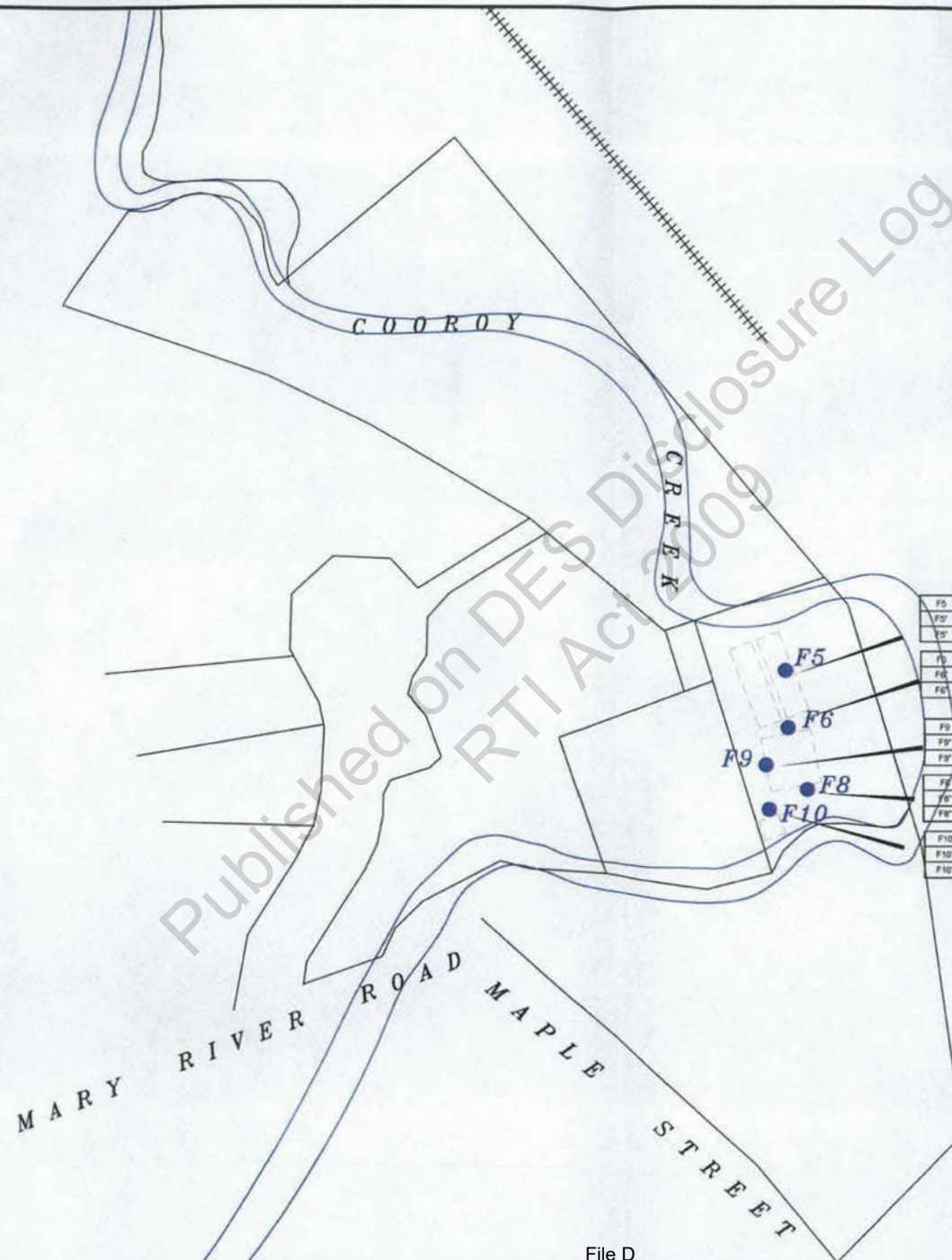
This SMP has been developed to manage site contamination risks present at the issue date. Subsequent uses of the site may result in the need to review the plan.

This SMP makes reference to two plan attachments that are available from the Administering Authority if required.

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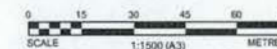


LEGEND

- FORMER MILL INFRASTRUCTURE (REMOVED)
- MONITORING WELL LOCATIONS (MAY 1998)
- SOIL SAMPLE LOCATIONS
- RAILWAY LINE

SAMPLE ID	DEPTH mm	ARSENIC ppm	BORON ppm	COPPER ppm	CHROMIUM 3+ ppm	ZINC ppm
-----------	----------	-------------	-----------	------------	-----------------	----------

VALUES IN RED AND BOLD INDICATE CONCENTRATIONS ABOVE OLD EPA EILS (MAY 1998) AND BORON BACKGROUND LEVELS



NOTE:
ALL LOCATIONS ARE APPROXIMATE.
DIMENSIONS IN METRES.

Coffey Environments Pty Ltd

F5	0-200	32	<20	62	29	1220
F5'	200-500	4	NR	26	22	NR
F5''	500-1000	7	NR	22	24	NR
F6	0-200	111	<20	109	136	140
F6'	200-500	6	NR	57	22	NR
F6''	500-1000	5	NR	14	22	NR
F9	0-200	32	<20	50	43	154
F9'	200-500	<1	NR	10	21	NR
F9''	500-1000	3	NR	12	21	NR
F8	0-200	78	<20	106	96	302
F8'	200-500	4	NR	15	23	NR
F8''	500-1000	4	NR	12	23	NR
F10	0-200	27	<20	32	27	99
F10'	200-500	<1	NR	10	18	NR
F10''	500-1000	3	NR	12	19	NR

A 07.04.08

CTPI

Rev. Date Revision Details Dm

coffey
environments
SPECIALISTS IN LIVING
AND WORKING PLACES

47 Doggett Street
Newstead QLD 4006
Ph: (07) 3608 2500
Fax: (07) 3852 2805

Client:

BORAL TIMBERS - COOROY

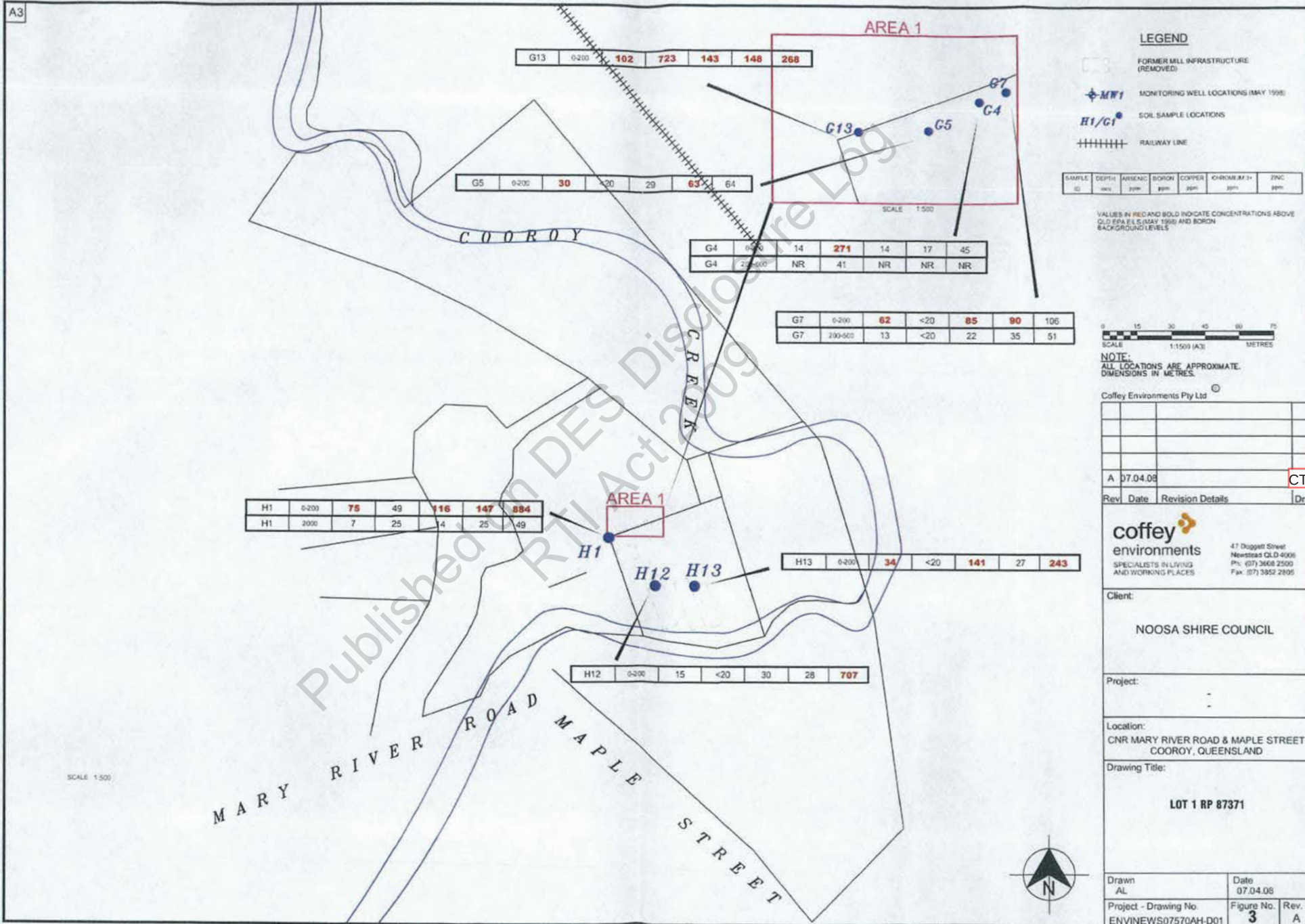
Project:

Location:
CNR MARY RIVER ROAD & MAPLE STREET
COOROY, QUEENSLAND

Drawing Title:

LOT 2 RP47020

Drawn AL Date 07.04.08
Project - Drawing No. Figure No. Rev.
ENVINWS7592000 Page 27 of 340 A



Enquiries Paul Ritchie
Telephone (07) 3225 1080
Your reference
Our reference Ecotrack No: 337253/ File No: BNE21917/ Permit No: IPCL01510609

16 June 2009

Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre QLD 4560

Cc: CTPI 49-Sch4 Superannuation Fund
C/- CARE Covey & Associates Pty Ltd
PO Box 16
MAROOCHYDORE QLD 4558

Attn: Denis Wallace

Integrated Planning Act 1997 (MCU)

Application (No: 2009/579) for development approval for assessable development to be carried out at 5 Lower Mill Road, Cooroy (Lot 6 on SP173771).

Based on the information provided with the above application, and as per Schedule 2, Item 22 of the *Integrated Planning Regulation 1998*, the proposal does not require referral to the Contaminated Land Unit (CLU). Hence, the CLU of Department of Environment and Resource management (DERM) considers it does not have a concurrence role under the *Integrated Planning Act 1997* (IP Act), and therefore has no further interest in this application.

For your information, a copy of Guide 5 – Contaminated Land Matters (IPA triggers) may be viewed at the following web page: www.ipa.qld.gov.au.

Should you require any further information in relation to the above please do not hesitate to contact the above officer on the telephone number listed.

Yours sincerely

CTPI 49-Sch4

Paul Ritchie
Team Leader (Contaminated Land Unit)
Environmental Services
Department of Environment and Resource Management



Project Running Report

Project Ref 337253	Project Name All or part of the land is on the EMR or CLR/5 Lower Mill Road COOROY QLD 4563/Horan, Jeffrey	Status Active	Project Director BARRY, Kim	Project Manager NOT, Allocated	Office Responsible ES - TO - Contaminated Land - Southern - Bne
------------------------------	---	-------------------------	---------------------------------------	--	--

Assessing Officers

Name

HARDEN, John

Applications: 1

Date 04-JUN-2009	Status Application Validation	Decision Level 2
----------------------------	---	----------------------------

Primary Clients

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
CTPI 49-Sch4	C/- Covey & Associates	PO Box 16	MAROOCHYDORE	4558	QLD

Activities

Name

All or part of the land is on the EMR or CLR

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Project Running Report

Date	Status	Decision
04-JUN-2009	Application Validation	Level 2

Advice - MCU of land in or within 100m of a wetland

Locations

Name	Address Line 1	Address Line 2	Suburb	Postcode	State
5 Lower Mill Road COOROY QLD 4563	5 Lower Mill Road		COOROY	4563	QLD

Agency Interests/Ratings

Category	Type	Rating
----------	------	--------

Permits: 2

Permit Ref	Permit Type	Status
IPAR01510509	Advice Agency Response	Assessment
IPCL01510609	Concurrence Response for a MCU involving contaminated land	Assessment

☐ For Regional Information & Filing

☒ Regional Action Required

Admin. Office: **Contaminated Land Unit , Southern Region**

Project No: 337253

Client No: 631878 EMR ID No.....

Permit No. IPARO1510509

IPCL01510609

CROW No...5527

Ecoaccess Customer Service Unit

Development Approval (Contaminated Land) Application Validation Checklist

AGENCY ROLE	
☐ Assessment manager	☒ Concurrence agency
APPLICATION TYPE	
☒ Material change of use	☒ All or Part of the Land is on the EMR or CLR
☐ Reconfiguration of a Lot	☐ Natural Mineralisation or Industrial Activity
	☐ Notifiable Activity or Industrial Activity
	☐ Preliminary Approval under S13.6 of IPA
	☐ Unexploded Ordnance
ADVICE AGENCY TRIGGERS	☒ Wetlands – within 100m of a wetland
	☐ Conservation Estate – within 100m
	☐ Heritage – shares a common boundary
	☐ MCU assessable under the planning scheme
	☐ Reconfig a lot – ≥ 10 lots or any lot < 5 ha
	☐ MCU for urban purposes
	☐ Reconfig a lot – ≥ 10 lots or any lot < 5 ha
	☐ MCU assessable under the planning scheme
	☐ Reconfig a lot
	☐ 3 rd Party Advice from Council
OTHER AGENCY INTERESTS	☒ Marine Parks
	☒ Endangered remnant ecosystem
	☒ Ramsar
	☒ Koala area (non-statutory)
	☒ World Heritage Area
	☒ Other

Individual/Company/Business Name:

CTPI 49-Sch4

Contact person:

CTPI 49-Sch4

Co-ordinator:

CTPI 49-Sch4

Indicate by Yes ☒ or No ☒. Leave unmarked if not applicable
A ☒ in any of the checkboxes MAY indicate 'invalid' application

All Applications

Form 1 Part A/D/F/N Completed

Referrals Checklist Completed

Name & Contact Details Provided

Real Property Description Provided

Application Forms Signed and Dated

Owner's Consent

☒ Acknowledgement Notice Attached

☒ Date Issued 18/5/09

* Note: The referral is invalid if the AN issue date was > 3 months

☒ Lot/s: 6 Plan: SP 173771

☒ Lot/s: Plan:

☒ Lot/s: Plan:

☒ 5 Lower Mill Road, Cooroy

Application Received: 3/6/2009

Acknowledgement Notice Due:/...../2009

Application Date: 4/6/2009

Info Request Due: 19/6/2009

Applicant name:

CROW #:

APPLICATION PROCESSINGIndicate Yes ☒ or No ☒

Is the Application Valid

☐ if ☒, proceed with Notice of Invalid Application

Application entered on Ecotrack

☐

CAC Review Date:/...../2009 if required

Decision Level

☐ 2☐ 3☐ 4**Record of consultation**

3/6/09	Date	Person Contacted:	CTPI 49-Sch4	Phone No:	CTPI 49-Sch4
	Information Requested: (consultant) - Form N - Chris to supply Denis Wallace - council - confirmation that owner's consent is OK				
	Response:				
	Ecoaccess CSU Staff:				

	Date	Person Contacted:		Phone No:	
	Information Requested:				
	Response:				
	Ecoaccess CSU Staff:				

	Date	Person Contacted:		Phone No:	
	Information Requested:				
	Response:				
	Ecoaccess CSU Staff:				

Bring Up Details Report

337253 - All or part of the land is on the EMR or CLR/5 Lower Mill Road COOROY QLD 4563/Horan, Jeffrey

Ref:	47839	Created Date:	05-JUN-09
Status:	Submitted	Closed Date:	
Assigned To:	HARDEN, John	Due Date:	06-JUN-09
Email Address:	John.Harden@epa.qld.gov.au	Reminder Date:	
Project Director:	BARRY, Kim		
Project Manager:			
CC:			
CC:			
Subject:	PR# 337253 - Concurrence and Advice Application		
Comments:	<p>Project Number: 337253 Permit Number: IPAR01510509 & IPCL01510609 Client: CTPI 49-Sch4 Lot on Plan: Lot 6 on SP173771 Location: 5 Lower Mill Road, Cooroy Application Date: 04/06/2009 Info Request Due Date: 19/06/2009</p> <p>Dear Kim</p> <p>An application has been received for Development approval. The Application will be forwarded to the Contaminated Land Unit on the 5/06/09.</p> <p>Please note: This application also includes triggers for Advice, please liaise with John Harden to ensure that IPA timeframes are met. A copy of the application has been forwarded to John Harden on 05/05/2009.</p> <p>Regards, Hazel Zanatta</p>		

FOR INTERNAL USE ONLY
ENVIRONMENTAL PROTECTION AGENCY

SEARCH RESPONSE

ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 1139078 EMR Site Id: 03 June 2009
This response relates to a search request received for the site:
 Lot: 6 Plan: SP173771

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

EMR/CLR Searches may be conducted online through the State Government Website
www.smartservice.qld.gov.au or Citec Confirm www.confirm.com.au.

If you have any queries in relation to this search please phone (07) 3227 7370.

Lindi Bowen
Registrar, Contaminated Land Unit

To execute a new search, select the "Back" button on the browser twice

**Natural Resources and Water**

QNTIME Version 1.4

[QNTIME](#) > [Specific Parcel Search](#) > [Specific Parcel Report](#)**Specific Parcel Report**

Lot: 6 on Plan: SP173771
Parcel: on Segment:

DCDB:**Tenure:****Description:**

FH

FREEHOLD

CISP:**Previous Plan Details:****Plan Registered Description**

SP173771	14/10/2005	LOTS 1-7 & EMTS A-C IN LOT 1, D & E IN LOT 2, F IN LOT 3, G & H IN LOT 4, I IN LOT 5, J & K IN LOT 6 & L-N IN LOT 7 CANCELLING LOTS 2 & 3 ON RP87371, LOT 1 ON RP88582 & LOTS 1-3 ON RP110206
IS175970		LOT 1 ON RP110206
IS85589		IDENTIFICATION SURVEY OF LOTS 2 & 3 ON RP110206, LOTS 1-3 ON RP87371, LOT 1 ON RP88582, LOT 2 ON RP47020 AND LOTS 1-3 ON RP153299
RP110206	01/06/1966	LOTS 1 TO 4 CANCELLING LOT 3 ON RP70298 AND LOT 2 ON RP88582
RP87371	29/05/1958	LOTS 1-3 & EMT A IN LOT 100 ON MCH2520 CANCELLING LOT 1 ON RP47020 & LOT 2 ON RP59770
RP88582	29/05/1958	LOTS 1-2 CANCELLING LOT 5 ON RP32778
RP70298	15/03/1951	LOTS 1 & 2 CANCELLING LOT 1 ON RP59770
RP59770	07/12/1944	LOTS 1 AND 2 CANCELLING LOT 2 ON RP32778
RP47020	23/12/1931	LOTS 1 AND 2 AND EMT A IN LOT 2 CANCELLING LOT 9062 ON MCH819
RP32778	15/05/1923	LOT 1-5 CANCELLING LOT 62 ON MCH514
MCH819	09/06/1911	POR.62A
MCH514	03/07/1908	POR.61-65

ATS:**Title Reference:**

50577349

Original Deed of Grant:

1. 11394224 (POR 62)

Previous Title References:

13955238

18159245

QVAS:**Registered Owner:**

CTPI 49-Sch4

Address:

5 LOWER MILL RD, COOROY QLD 4563

Primary Land Use Code:

VACANT URBAN LAND(1)

Secondary Land Use Code:

NONE(0)

TAS:

No TAS data found.

[View on Keymap](#)[Back to Search](#)

Logged in as howier

[Disclaimer](#)

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Queensland Government Gateway

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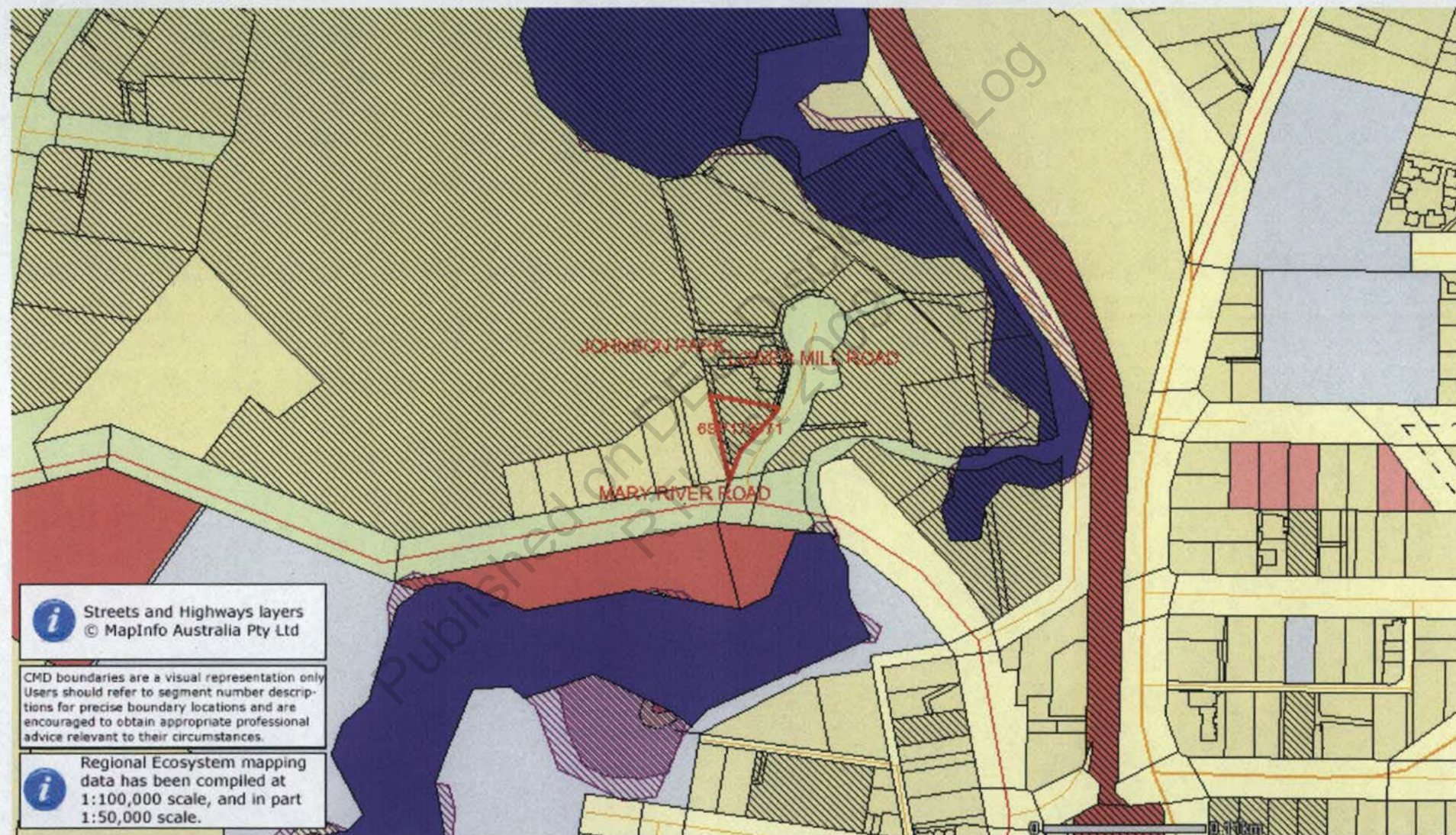
eco maps

Queensland Environmental Protection Agency

03/06/2009

Lot 6 on SP173771

Page 1 of 2



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eco maps

03/06/2009

Queensland Environmental Protection Agency

Lot 6 on SP173771

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Form 1 Development Application

idas

Part N**Contaminated land****RECEIVED****04 JUN 2009****EECH****Nature of the application and contamination**

1. What is the nature of the application and the nature of the contamination on the premises? (Tick applicable box/es)

Nature of the application	Nature of the contamination
☒ Material change of use	☐ (i) All or part of the premises is on the Environmental Management Register
☐ Reconfiguring a lot	☒ (ii) All or part of the premises is on the Contaminated Land Register
	☐ (iii) All or part of the premises is currently used for, or if there is no existing use, was last used for -
	☐ (a) a notifiable activity
	☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land)
	☐ (iv) In an area for which an 'area management advice' has been given for natural mineralisation or industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land)
	☐ (v) In an area for which an 'area management advice' has been given for unexploded ordnance

Mandatory information

2. Confirm the following mandatory information accompanies this application.

	Confirmation of lodgement	Method of lodgement
(i) Plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises	☒ Confirmed	e-mail
(ii) If the application involves a material change of use from an industrial use to a more sensitive use (e.g. child care, educational, recreational or residential purpose, including a caretaker residence on industrial land), a detailed site history outlining previous potentially contaminated uses on the premises	☐ Confirmed ☒ Not applicable	

OFFICE USE ONLY

Date Received

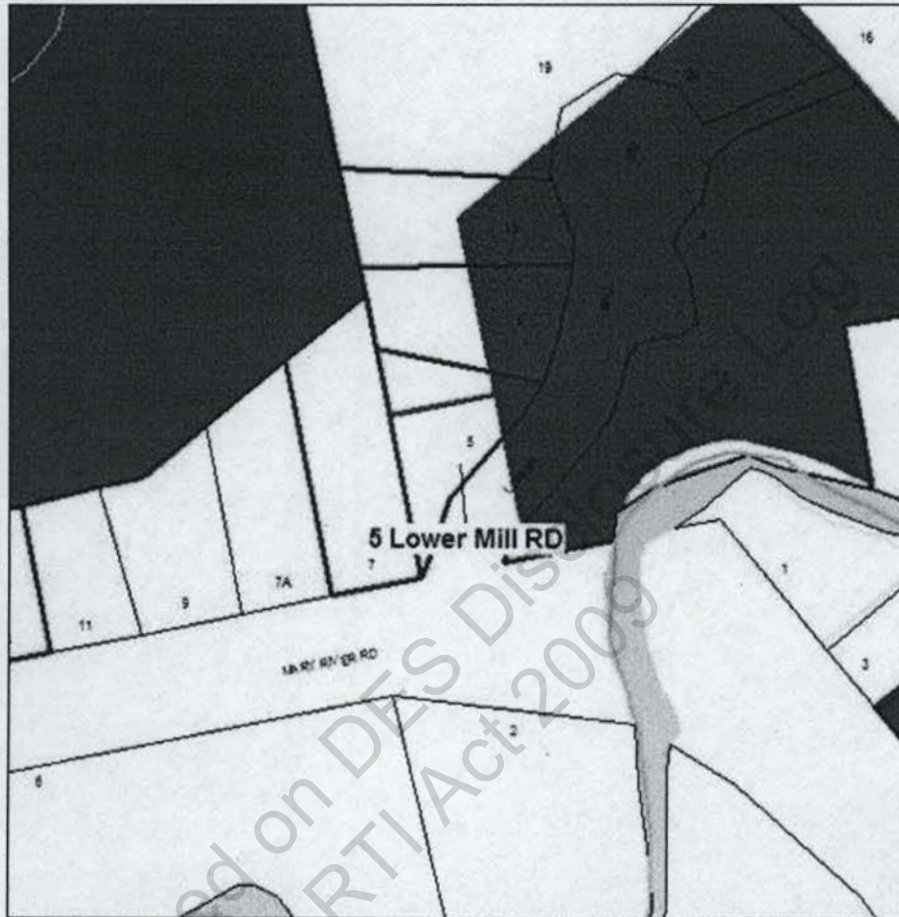
Reference Numbers

Advice for completing Part N**General advice**

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.
- For further information about completing this form go to -
 - [IDAS Guide 5 \(Contaminated land matters\)](#)
 - [EPA contaminated land website.](#)

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Plans showing where any notifiable activities, hazardous
contaminant or potentially contaminated
activity has occurred on the premises



R

Officer: Denis Wallace
Direct Telephone: 5449 5179
Response Address: PO Box 141, Tewantin QLD 4565
Email: denis.wallace@sunshinecoast.qld.gov.au
Our Reference: 2009/579

18 May 2009

CTPI 49-Sch4 Superannuation Fund
CARE Covey & Associates Pty Ltd
PO Box 16
MAROOCHYDORE QLD 4558

RECEIVED
25 MAY 2009

BY:

RECEIVED
03 JUN 2009
ECSU

Dear Sir,

Acknowledgment Notice

Integrated Planning Act 1997

Council acknowledges receipt of your application.

This Acknowledgment Notice has been prepared in accordance with the *Integrated Planning Act 1997* and contains information relevant to the processing and assessment of the application.

The following details are confirmed:

1 APPLICATION DETAILS

Application No: 2009/579
Street address: 5 Lower Mill Road COOROY
Real property description: LOT 6 SP 173771
Planning Scheme: The Noosa Plan

2 TYPE OF DEVELOPMENT

The application seeks development approval for:

- Development Permit for a Material Change of Use - Industrial Business Type 2 - Production, Alteration, Repackaging & Repairing;

3 CODE ASSESSMENT

Will Code Assessment be required?	Yes
Applicable Codes	Cooroy & Lake Macdonald Locality Code; Business Uses Code; Landscaping Code; and Engineering Works Codes.

Page 1 of 2

4 REFERRAL AGENCIES

Based on the information accompanying the lodged application, referral is required to the following IDAS referral agencies. Accordingly, you are required to forward a copy of the application, this Acknowledgement Notice and any applicable referral agency application fee, to the referral agency **within three (3) months**. After complying with the above the applicant must give the assessment manager written notice of the day the applicant referred the application to each referral agency.

Referral Trigger	Referral Status	Referral Agency	Referral Address
Contaminated Site	Concurrence	Environmental Protection Agency	Ecoaccess Customer Service Unit, PO Box 15155 CITY EAST QLD 4002

5 INFORMATION REQUEST

A further information request will be made by the assessment manager.

Regardless of this advice, any concurrence agency for the application may make an information request.

Notification is also given in accordance with section 3.3.6(6) of the *Integrated Planning Act 1997* that the information request period is extended by 10 days.

6 OTHER DETAILS

You may wish to follow the progress of this application online at <http://rrif.noosa.qld.gov.au/masterviewpublic/modules/applicationmaster/default.aspx?page=search>

Should you have any further queries in relation to the above, please do not hesitate to contact Denis Wallace on the above number.

Yours faithfully,

CTPI 49-Sch4

Denis Wallace
SENIOR PLANNING OFFICER

COPY

1 May 2009

Ref: MB:MCK:09P793-LA
42142Ltr

Sunshine Coast Regional Council
PO Box 141
TEWANTIN QLD 4565

Attention: Development Assessment

Dear Sir/Madam

Re: Proposed Industrial Business Premises
At: 5 Lower Mill Road, Cooroy
For: Mr CTPI 49-Sch4

With reference to the abovementioned project, please find enclosed the following documentation in support of a Material Change of Use application:

1. Completed IDAS Forms A, D and Assessment Checklist. Please note that the applicant CTPI 49-Sch4 is also a Director of the property owner CTPI 49-Sch4 Superannuation Fund) and only on signature is required.
2. Cheque for \$6,037.50. This is in excess of the required fee for a Consistent Code Assessment of a Type 2 Industrial Business with a total use area of 625m² which is calculated as follows:
 - \$3,400 plus \$5/m² x 125m² = \$4025

Could you please refund the remainder (\$2,012.50) and we apologise for the inconvenience.

3. Five (5) copies of the following documentation:

- Town Planning Report by KHA
- Plans 09P793 sheets 1, 2 and SWMP1 by Covey and Associates.
- Plans LG1322 sheets LA01 and LA02 by Landgraphics

Trusting the above is to your satisfaction, and should further information be required please contact this office.

Yours faithfully
COVEY & ASSOCIATES PTY LTD

CTPI 49-Sch4

CTPI 49-Sch4

BEng(Hons), RPEQ, MIEAust

Encl

Published on DES Disclosure Log
RTI Act 2009

Form 1 Development Application

idas

Part A

Common details

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03 JUN 2009
ECSU

NOTE: Answer all questions unless directed to go to a particular question. Refer to the end of the form for advice on how to complete this form.

Applicant details (The Applicant is the person responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the information provided on the IDAS Application Form is correct. This information is relied upon by the Assessment Manager and any referral agencies when assessing and deciding this application. By lodging this application, the Applicant incurs the obligations and responsibilities prescribed by the IPA. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the Applicant.)

Company/organisation name (if applicable) CTPI 49-Sch

Individual applicant/Contact person (If there is more than one applicant, provide additional applicant details on an attachment to this form)

Title	Mr	First name	CTPI 49-Sch4	Last name	CTPI 4
Postal address	Covey & Associates PO Box 16. Maroochydore QLD 4558				
Contact telephone number	5443 7777		Mobile phone number		
Facsimile number	5443 7577		e-mail address	engineers@covey.com.au	

Details of the premises (i.e. the land on which the development is proposed - refer to the advice at the end of the form)

1. Identify the premises by completing Table A, or Table B and/or Table C (ensure adequate information is given to identify the premises)

Table A If the application is for a **mobile and temporary Environmentally Relevant Activity (ERA)**, complete Table A only. Then go to Q2.

	Name of each local government area in which the mobile and temporary ERA is proposed to operate
1	

OR

Table B Street address for the premises (tick applicable box/es below and insert property description in the table. Identify each lot in a separate row.)

- (i) ☒ Street address / lot on plan for the **premises** (Appropriate for most applications including building applications); OR
- (ii) ☐ Street address /lot on plan for the **land adjoining or adjacent to the premises** (Appropriate for development in water e.g. jetty, pontoon etc) (Note: Lot on plan details may be obtained from title documents, a 'Rate' notice, or from the local government.)

Street Address				Lot on plan description		Local government area (e.g. Logan, Cairns)
Unit No.	Street No.	Street Name and official suburb/locality name	Post Code	Lot No.	Plan type and Plan Number	
1	5	Lower Mill Road. COOROY	4560	6	SP173771	Sunshine Coast Regional Council

AND / OR

Table C Coordinates and/or a map of the premises (Appropriate for development in remote areas, over part of a lot, in water (e.g. channel dredging in Moreton Bay) etc.)

	Coordinates (Note: place each set of coordinates in a separate row)				Zone Reference	Datum	Local government area (if applicable)
	Easting	Northing	Latitude	Longitude			
1						☐ DGDA94 ☐ WGS84 ☐ Other -	

2. Identify if any of the following apply to the premises by completing Tables D, E, or F. (Note: In most instances, the premises will not involve any of the following characteristics, however some applications may involve one or more of these characteristics - complete only if applicable)

Table D Complete if the premises are adjacent to or associated with a water body, watercourse or aquifer (e.g. river, creek, lake, canal)

	Name of water body, watercourse or aquifer (if known)
1	

Table E Complete if the premises are on Strategic Port Land under the *Transport Infrastructure Act 1994*

	Lot on plan description for strategic port land	Port Authority for the lot
1		

Table F Complete if the premises are in tidal water

	Name of local government for the tidal area (if applicable)	Name of port authority for the tidal area (if applicable)
1		

3. Indicate the total area of the premises on which the development is proposed: (Note: The total area may include land both above and below water)

Total area of premises
1,275.00 ☒ m ² ☐ hectares (Tick applicable unit)

Existing use of the premises

4. Current use/s of the premises: (e.g. vacant land, house, townhouses, apartment building, shop, service station, school, sugar cane farming etc.)

1	Vacant land
---	-------------

5. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc.)?

☐ No ☒ Yes - Ensure the type, location and dimensions of each easement are included in plans, submitted with the application

Proposal details

6. Brief description of the proposal (e.g. 6 unit apartment building, 30 lot residential subdivision, a bore, aquaculture)

INDUSTRIAL BUSINESS PREMISES

7. Does the proposal include new buildings or operational work (including any services) on the premises?

☐ No ☒ Yes - Ensure the nature, location and dimensions of the proposed works are included in plans, submitted with the application

Resource entitlement (if applicable) - further information is provided in the advice section at the end of the form

8. Does the application involve taking or interfering with a State resource and therefore require a resource entitlement? (e.g. the application involves State land (leased and freehold), declared Fish Habitat areas, taking quarry material, taking or interfering with water under the Water Act 2000, etc.)

☒ No - Go to Q9 ☐ Yes - Complete Table G - provide details for each evidence required on a separate row, if applicable. Evidence of resource allocation or entitlement must be submitted with the application. You do not need to answer Q9 - go to the next section.

Owner's consent (if applicable) - further information is provided in the advice section at the end of the form

9. Complete Table H for applications involving a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined under the *Coastal Protection and Management Act 1995*; or work on rail corridor land defined under the *Transport Infrastructure Act 1994* - provide details for each owner on a separate row, or on an attachment to this form if applicable.

Table H	Premises Owner's name/s and postal address	Details of the premises owned (street address or lot on plan description)	Owner's signature*	Date consent was obtained
1	CTPI 49-Sch4	Lot 6 Lower Mill Road. COOROY	CTPI 49-Sch4	23/4/09 Director

* Owner's signature cannot be provided on the form if you intend to submit the application electronically. Owner's consent must be provided on an attachment containing appropriate written documentation of the owner's consent. If the owner is a company, s127 of the *Corporations Act 2001* (Cwealth) details how a company may sign as owner. Templates for the provision of owner's consent are available on the [IPA website](#).

Attachments and supporting information (Complete Table I - Use a separate row for each type of attachment or information, including information required under this Part) Please ensure all documentation submitted with this form, including other Parts of Form 1, or owner's consent, etc, are securely attached to this Part of the Form.

Table I	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	Planning Report			

Attachments and supporting information (Complete Table 1 - Use a separate row for each type of attachment or information, including information required under this Part). Please ensure all documentation submitted with this form, including other Parts of Form 1, or owner's consent, etc, are securely attached to this Part of the Form.

Table 1	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	Town Planning Report by KHA	090206T	April 2009	over the counter
2	Proposed Site layout by Covey & Associates	09P793 sheet 1 issue 1	Feb 2009	over the counter
3	Proposed Elevations by Covey & Associates	09P793 sheet 2 issue 1	Jan 2009	over the counter
4	Landscape plan by Landgraphics	LG1322 sheet LA01	March 2009	over the counter
5	Landscape details by Landgraphics	LG1322 sheet LA02	March 2009	over the counter
6	Integrated Stormwater Management Plan	09P793 sheet SWMP1 issue A	April 2009	over the counter

Portable Long Service Leave (PLSL) levy (Applicable for certain building and construction work valued over \$20,000 only)

10. The Portable Long Service Leave Levy (PLSL) is not applicable to this application if any of the following apply: (Tick box if applicable)

- ☐ the application seeks a preliminary approval only;
- ☒ the application is not for building and construction work under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, section 3AA (e.g. the application is only for a change of use, or for the following types of work **carried out solely for farming purposes**: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests);
- ☐ all costs, that relate to the work both directly and indirectly, are less than \$80,000, inclusive of GST; or
- ☐ the work is being carried out under an owner-builder permit issued under the *Queensland Building Services Authority Act 1991* - Complete and submit a QLeave Notification and Payment Form (no payment required if owner-builder permit number stated). The receipted form must be sighted by the assessment manager before a development permit can be given.

11. Is payment of a PLSL levy applicable to this application? (Refer to Q10 and the Advice below for more information)?

- ☒ No - End of Part A
- ☐ Yes - Answer Q12 below

OFFICE USE ONLY (For use by the Assessment Manager / Private Certifier) (Optional)

Fee (\$)	Date received	Receiving officer's name	Reference numbers
----------	---------------	--------------------------	-------------------

NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER

To: Council. I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement	Name	BSA Certification number	Building classification/s
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QLEAVE NOTIFICATION AND PAYMENT (for completion by assessment manager or private certifier if applicable)

	Description of the work	QLeave Project Number	Amount paid (\$)	Date paid	Date receipted form sighted by assessment manager	Name of officer who sighted the form
1						

Privacy Statement

The information collected on Form 1 will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your Application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a DIP database. The information collected will be retained as required by the Public Records Act 2002.

Advice for completing Part A

R

Form 1 Development Application

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Part D**Material change of use assessable against a planning scheme¹****Planning scheme identification**

1. How is the premises identified / zoned in the applicable planning scheme? (NOTE: if the premises involves multiple zones clearly identify the relevant zone for each lot) - provide details for each lot on a separate row

	Lot description (i.e. street address or lot on plan details)	Applicable zone / precinct / area	Applicable overlays
1	Lot 6 Lower Mill Road, Cooroy	Industry zone/ Cooroy & Lake Macdonald locality	Refer Report

Nature of the proposed material change of use (MCU)

2. How is the proposed use/s defined in the applicable planning scheme?

	General explanation of the proposed use (i.e. in your own words)	Planning scheme definition (include each definition in a new row or on attached documentation if applicable)	No. of dwelling / tenancy units (if applicable)	Days & hours of operation (if applicable)	No. of employees (if applicable)
1	Servicing & sales of outdoor power equipment	Industrial business		Mon-Sat 7am -5pm	3

3. What type of approval is being sought?

☒ Development Permit ☐ Preliminary Approval ☐ Both (Provide details below)

4. Are there any current approvals associated with this application for the change of use of the premises? (e.g. a Preliminary Approval for the use)

☒ No ☐ Yes - Provide details for each associated approval on a separate row

5. Does the proposed use involve:

- (i) the reuse of existing buildings on the premises ☒ No ☐ Yes - Complete Table A
- (ii) new building work on the premises ☐ No ☒ Yes - Complete Table B
- (iii) the reuse of other existing operational works on the premises ☒ No ☐ Yes - Complete Table C
- (iv) new operational work on the premises ☐ No ☒ Yes - Complete Table D

Table B	Proposed floor area	625
	Proposed site cover	49%
	Proposed maximum number of storeys	1
	Proposed maximum height above natural ground level	7.5m

Table D	Proposed number of on-site car parking bays	12
	Proposed area of landscaping	117
	Proposed type of vehicle cross-over (for other than residential uses)	Industrial
	Proposed maximum vehicular servicing arrangement (for other than residential uses)	Semi-rigid Vehicle
	Proposed building of a retaining wall (tick applicable box and refer to Advice)	☒ No ☐ Yes

Mandatory Information

6. Confirm that the following mandatory information accompanies this application:

	Confirmation of lodgement	Method of lodgement
For all applications		
(i) Plans showing the nature and location of the proposed use on the premises and a statement about the intensity and scale of the proposed use (e.g. number of employees, days and hours of operation, number of visitors, number of seats, capacity of storage area)	☒ Confirmed	over the counter
When the application involves reuse of existing buildings		
(ii) Plans showing the size and location of the buildings to be reused	☐ Confirmed ☒ Not applicable	over the counter
When the application involves new building work		
(iii) Plans showing the size and location of the proposed new building work	☒ Confirmed ☐ Not applicable	over the counter
When the application involves reuse of other existing works		
(iv) Plans showing the nature and location of the works to be reused	☐ Confirmed ☒ Not applicable	over the counter
When the application involves new operational work		
(v) Plans showing the nature and location of the proposed new operational works	☒ Confirmed ☐ Not applicable	over the counter

OFFICE USE ONLY

Date received

Reference numbers

Advice for completing Part D

General advice

- Part A must also be completed for all IDAS development applications.
- The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.
- When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) for coastal development applications, use the process from the information sheet *Electronically paying fees to the Environmental Protection Agency (EPA)* and securely attach the form *Electronic Funds Transfer (EFT) payment notification* to this application.

Q3 A development permit authorises development to occur. A preliminary approval is a step in the approval process and does not authorise development to occur - a subsequent application for a development permit must be sought.

Table D If the MCU application involves operational work that is the building of a retaining wall on the premises, the application is taken also to be for the operational work if approval for the operational work has not been applied for in this application or in a separate application.

¹ This form is also used for material change of use assessable against the land use plan for Cairns airport land or Mackay airport land. Wherever planning scheme is mentioned, take it to mean the land use plan for the airport land.

Form 1 Development Application

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IDAS**Assessment Checklist**

IDAS Development Application Form 1 is the approved form for all development applications under the *Integrated Planning Act 1997* (IPA). Form 1 is made up of various Parts.

Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes this IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist, as identified in the Table below, must be completed for all development applications except those proposed on land in an urban development area, or for building work requiring assessment against the *Building Act 1975* only.

For more information about development applications on land in an urban development area, refer to www.dip.qld.gov.au.

For more advice about building applications refer to Part B of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log onto the DIP website www.dip.qld.gov.au for help

For all IDAS development applications (except those for building work requiring assessment against the <i>Building Act 1975</i> only) - complete Section 1 of this checklist		
Does the application seek approval to make a material change of use of the premises? <i>If yes - complete Section 2 of this checklist</i>	☒ Yes	☐ No
Does the application seek approval to reconfigure a lot? <i>If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1. If the premises are completely within a single local government area assessment is by the local government.</i>	☐ Yes	☒ No
Does the application seek approval to carry out operational work? <i>If yes - complete Section 4 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the <i>Fisheries Act 1994</i> ? <i>If yes - complete Section 5 of this checklist</i>	☐ Yes	☒ No
Have you received a referral agency response under section 3.3.2. of the IPA, in relation to this development application? <i>If yes - complete Section 6 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete Form 1 Part E of IDAS Application Form 1. Assessment is by the local government.</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the <i>Building Act 1975</i> ? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1. Assessment is by a building certifier</i>	☐ Yes	☒ No
Do you wish the application to be assessed against a superseded planning scheme? <i>If yes - complete Form 1 Attachment 1</i>	☐ Yes	☒ No
Is the application for development completely or partly on Cairns and Mackay airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> ? <i>If yes - Assessment is by the Department of Infrastructure and Planning. Complete Form 1 Part D of IDAS Application Form 1 if the application is for a material change of use, and Part E if for building or operational work. Also, the application must be referred to the local government as Advice Agency.</i>	☐ Yes	☒ No

R

SECTION 1 Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.

HERITAGE

1.1A Is any part of the proposal intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?

☒ No - Go to 1.1B ☐ Yes

IPA, schedule 8, part 1, table 5, item 2; IP Regulation, schedule 2, table 2, item 18.

1.1B Does the proposal involve development intended to be carried out on a place entered in a local heritage register under part 11 of the *Queensland Heritage Act 1992*, other than if the place is on Cairns or Mackay airport land?

☒ No - Go to Q1.2 ☐ Yes

IPA, schedule 8, part 1, table 5, item 2A; IP Regulation, schedule 1, part 2, table 5, item 2.

REMOVING QUARRY MATERIAL; WILD RIVER AREA

1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?

☒ No - Go to Q1.3 ☐ Yes

IPA, schedule 8, part 1, table 5, item 1; IP Regulation, schedule 2, table 2, item 11; IP Regulation, schedule 1, table 5, item 2 (wild river area); Water Act 2000, section 966C; Wild Rivers Act 2005, section 43A.

ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA

1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

☒ No - Go to Q1.4 ☐ Yes

IPA, schedule 8, part 1, table 2, item 1; IPA, schedule 8, part 1, table 5, items 3 and 4; IP Regulation, schedule 2, table 2, items 1 and 23; Environmental Protection Act 1994, section 73AA (wild river area); Wild Rivers Act 2005, section 43A; relevant wild river declaration; Wild Rivers Code.

WITHIN THE LIMITS OF A PORT

1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act 1994*?

☒ No - Go to Q1.5

☐ Yes

IP Regulation, schedule 2, table 2, items 15 and 16.

DECLARED FISH HABITAT AREA

1.5 Does any part of the premises adjoin a declared fish habitat area under the *Fisheries Act 1994*?

☒ No - Go to Q1.6

☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is assessable under IPA, schedule 8, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

IP Regulation, schedule 2, table 2, item 26.

COMMUNITY INFRASTRUCTURE

1.6 Is any part of the premises designated for community infrastructure?

☒ No - Go to Q1.7

☐ Yes

IP Regulation, schedule 2, table 3, item 7.

WASTE WATER MANAGEMENT

1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

☒ No - End of Section 1 ☐ Yes

IP Regulation, schedule 2, table 3, item 5.

SECTION 2 - Section 2 must be completed when the application seeks approval to make a material change of use of premises.**STATE PLANNING REGULATORY PROVISIONS AND PLANNING SCHEME**

2.1 Is the proposed use assessable under any State planning regulatory provisions?

☐ No ☒ Yes

If yes, is the proposed use assessable under the planning scheme?

☐ No - Answer Q2.1.1 - 2.1.13 ☒ Yes - Complete Form 1, Part D and answer Q2.1.1 - 2.1.13 below

STATE-CONTROLLED ROAD

2.1.1 Is any part of the premises located in part of a future State-controlled road, or within 100m of a State-controlled road?

☐ Yes ☒ No

If no, is the proposed use listed in schedule 5 of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No ☐ Yes - This application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.

IP Regulation, schedule 2, table 3, items 1(a) and 3

ACID SULFATE SOILS

2.1.2 Is the use proposed in a local government area listed^{2.1} in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*?

☐ No - Go to Q2.1.3 ☒ Yes

^{2.1} Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooloolo, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiara, Torres, Townsville, Whitsunday

If yes, is the natural ground level of any part of the premises less than 20m AHD?

☒ No - Go to Q2.1.3 ☐ Yes

IP Regulation, schedule 2, table 3, item 4; State Planning Policy 2/02: Planning and Managing Development Involving Acid Sulfate Soils, section 3.6

COASTAL MANAGEMENT DISTRICT

2.1.3 Is any part of the premises located in a coastal management district?

☒ No - Go to Q2.1.4 ☐ Yes

IP Regulation, schedule 2, table 3, item 6

VEGETATION CLEARING

2.1.4 Do the premises include a lot containing the following?

(i) A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV)

☒ No ☐ Yes

(ii) If there is no PMAV for a lot, remnant vegetation

☒ No ☐ Yes

IP Regulation, schedule 2, table 3, item 11

CONTAMINATED LAND - UNEXPLODED ORDNANCE

2.1.5 Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?

☒ No - Go to Q2.1.6

☐ Yes - (Complete Form 1, Part N) This application must be referred to the Administering Authority as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 12

PUBLIC PASSENGER TRANSPORT

2.1.6 Is the proposed use of premises listed in schedule 13C of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No - Go to Q2.1.7

☐ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 14

RAILWAY SAFETY AND EFFICIENCY

- 2.1.7 Is the proposed use of premises listed in schedule 13D of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

☒ No - Go to Q2.1.8

☐ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 15

KOALA CONSERVATION

- 2.1.8 Is any part of the premises in a koala conservation area or koala sustainability area, other than in an SEQ urban footprint area?

☐ Yes

☒ No

If yes, is the use for a domestic activity, as defined by the *Environmental Protection Act 1994*?

☐ Yes

☒ No

IP Regulation, schedule 2, table 3, items 18 and 19A

EASEMENTS AND SUBSTATIONS

- 2.1.9 Is the use associated with reconfiguring a lot?

☐ Yes - Go to Q2.1.10

☒ No - Answer both (a) and (b) below

- (a) Will any part of any structure or work that is the natural and ordinary consequence of the use, be located in an easement?

☐ No - Go to (b)

☒ Yes - Answer both (i) and (ii) below

- (i) Is there an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* for a transmission grid or supply network under that Act?

☒ No

☐ Yes - This application must be referred to the entity as Advice Agency.

- (ii) Is there an easement in favour of the holder of pipeline licence number 1 issued under the *Petroleum Act 1923* for the construction or operation of the Moonie to Brisbane strategic pipeline under that Act?

☒ No

☐ Yes - This application must be referred to the licence holder as Advice Agency.

- (b) Is any part of the premises situated within 100m of a substation site under the *Electricity Act 1994*?

☒ No

☐ Yes - This application must be referred to the entity responsible for the substation as Advice Agency.

IP Regulation, schedule 2, table 3, item 8 (electricity easement); IP Regulation, schedule 2, table 3, item 16 (pipeline easement); IP Regulation, schedule 2, table 3, item 9 (substation)

RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA

- 2.1.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No - Go to Q2.1.11

☐ Yes

IP Regulation, schedule 1, part 2, table 5, item 1(a); Wild Rivers code (Note: the code does not currently contain applicable provisions for residential, industrial or commercial development inside a designated urban area)

WETLAND

- 2.1.11 Is the proposal only for the construction or use of a single residence on a lot and any reasonably associated building or structure?

☐ Yes - Go to Q2.1.12

☒ No

If no, do the premises include a lot situated in, or within 100m of, a wetland shown on the 'Map of referable wetlands'?

☒ No

☐ Yes - This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.

IP Regulation, schedule 2, table 3, item 20

HERITAGE

- 2.1.12 Do the premises include a lot sharing a common boundary with a Queensland Heritage place under the *Queensland Heritage Act 1992*?

☒ No - Go to Q2.1.13

☐ Yes - (Complete Form 1, Part C). This application must be referred to the Environmental Protection Agency (EPA) as Advice Agency.

IP Regulation, schedule 2, table 3, item 22

CERTAIN PRELIMINARY APPROVALS

2.1.13 Is preliminary approval sought for the application under the IPA, section 3.1.6?

- ☒ No - Go to Q2.2 ☐ Yes - (Complete Form 1, Attachment 2) This application must be referred to the Department of Infrastructure and Planning (DIP) as Advice Agency.

IP Regulation, schedule 2, table 3, item 23

BROTHEL

2.2 Is the proposed use a brothel as defined under the *Prostitution Act 1999*?

- ☒ No - Go to Q2.3 ☐ Yes

IPA, schedule 8, part 1, table 2, item 2; *Prostitution Act 1999*, section 64

STRATEGIC PORT LAND

2.3 Is any part of the use proposed on Strategic Port Land under the *Transport Infrastructure Act 1994*?

- ☒ No - Go to Q2.3A ☐ Yes

IPA, schedule 8, part 1, table 2, item 3; IP Regulation, schedule 2, table 2, item 6.

AIRPORT LAND

2.3A Is any part of the use proposed on Cairn and Mackay airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*?

- ☒ No - Go to Q2.4 ☐ Yes

IPA, schedule 8, part 1, table 2, item 3A; IP Regulation, schedule 2, table 2, item 6A.

MAJOR HAZARD FACILITY

2.4 Is the proposed use a major hazard facility or possible major hazard facility under the *Dangerous Goods Safety Management Act 2001*?

- ☒ No - Go to Q2.5 ☐ Yes - (Complete Form 1, Part L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 4; IP Regulation, schedule 2, table 2, item 7

CONTAMINATED LAND - REGISTERED LAND

2.5 Is any part of the land forming the premises on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*?

- ☒ No - Go to Q2.6 ☐ Yes

IPA, schedule 8, part 1, table 2, item 5; IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - NOTIFIABLE ACTIVITY

2.6 Is any part of the land forming the premises currently used for a notifiable activity, or if there is no existing use was it last used for a notifiable activity?

- ☒ No - Go to Q2.7 ☐ Yes

IPA, schedule 8, part 1, table 2, item 6; IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - INDUSTRIAL ACTIVITY

2.7 Is any part of the premises currently used for an industrial activity (other than for a mining activity or petroleum activity), or if there is no existing use was it last used for an industrial activity (other than for a mining activity or petroleum activity)?

- ☒ No - Go to Q2.8 ☐ Yes

IPA, schedule 8, part 1, table 2, item 6; IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)

2.8 Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or petroleum activity)?

- ☒ No - Go to Q2.9
☐ Yes

IPA, schedule 8, part 1, table 2, item 7; IP Regulation, schedule 2, table 2, item 22

AQUACULTURE; WILD RIVER AREA

2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?

☒ No - Go to Q2.10 ☐ Yes

IPA, schedule 8, part 1, table 2, item 8; IPA, schedule 8, part 2, table 2, item 1 (self-assessable aquaculture); IP Regulation, schedule 2, table 2, item 27
Fisheries Act 1994, section 76DA (wild river area); Wild Rivers Act 2005, section 43A

AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA

2.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No - Go to Q2.11 ☐ Yes

IPA, schedule 8, part 1, table 2, item 11; IP Regulation, schedule 2, table 2, item 36; Wild Rivers Act 2005, sections 42, 43A

SOUTH EAST QUEENSLAND REGION

2.11A Is any part of the premises within the South East Queensland (SEQ) designated region?

☐ No - Go to Q2.11B ☒ Yes

If yes, do the following apply?

- | | |
|---|---|
| (i) The application is for a proposed use assessable under the planning scheme | ☐ No ☒ Yes |
| (ii) The application is for development outside a rural precinct ^{2.2} , or if in a rural precinct, it is inconsistent with the rural precinct | ☐ No ☒ Yes |

^{2.2} Rural precinct has the meaning given in the *draft SEQ Regional Plan 2009-2031 Regulatory Provisions*

If yes to both (i) and (ii) - Answer (a) to (c) below

(a) Is any part of the premises within a future growth area or an urban growth area?

☒ No - Go to (b) ☐ Yes - (Answer (i) and (ii) below)

(b) Is the proposed use for an extension of more than 10,000m² to an existing retail centre in an activity centre identified in the SEQ Regional Plan?

☒ No ☐ Yes - This application must be assessed by local government for the purposes of the SEQ Regional plan including policy 8.6.2.

(c) Is any part of the premises outside the urban footprint?

☒ No - Go to Q2.11B ☐ Yes

Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, divisions 2 and 4; IP Regulation, schedule 2, table 3, item 13

FAR NORTH QUEENSLAND REGION

2.11B Is any part of the premises within the Far North Queensland region (FNQ) designated region?

☒ No - Go to Q2.12 ☐ Yes

Draft South East Queensland Regional Plan 2009-2031 Regulatory Provisions, divisions 2 and 4; IP Regulation, schedule 2, table 3, item 13

CONSERVATION ESTATE

2.12 Is the proposal for urban purposes, as defined under the IPA?

☐ No - Go to Q2.13 ☒ Yes

If yes, is the use proposed on a lot situated in, or within 100m of, any of the following?

- | | |
|--|---|
| (i) A protected area, forest reserve, critical habitat or area of major interest under the <i>Nature Conservation Act 1992</i> | ☒ No ☐ Yes |
| (ii) A State forest or timber reserve under the <i>Forestry Act 1959</i> | ☒ No ☐ Yes |
| (iii) A marine park under the <i>Marine Parks Act 2004</i> | ☒ No ☐ Yes |
| (iv) A recreation area under the <i>Recreation Area Management Act 1988</i> | ☒ No ☐ Yes |
| (v) A world heritage area listed under the World Heritage Convention | ☒ No ☐ Yes |
| (vi) Brisbane forest park under the <i>Brisbane Forest Park Act 1977</i> | ☒ No ☐ Yes |

If yes to any one of (i) - (vi) above - This application must be referred to the chief executive under the relevant Act mentioned as Advice Agency.

IP Regulation, schedule 2, table 2, item 40

REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT

2.13 Does the proposed use involve the removal, destruction or damage of marine plants under the *Fisheries Act 1994*?

☒ No - End of Section 2 ☐ Yes

IPA, section 3.2.2A: IPA, schedule 8, part 1, table 4, item 3 (assessable development); IPA, schedule 8, part 2, table 4, item 4 (self-assessable development); Fisheries Regulation 1995 s713A (self-assessable codes); IP Regulation, schedule 2, table 2, item 29; IP Regulation, schedule 1, part 3, table 4, item 8; Fisheries Act 1994, section 76DB (wild river area); Wild Rivers Act 2005, section 43A.

Disclaimer:

While the Department of Infrastructure and Planning (DIP) believes that this information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

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RTI Act 2009



Bank of Western Australia Ltd
BRISBANE CTPI 4

Date 28-4-09

Pay SUNSHINE COAST REGIONAL COUNCIL

The sum of SIX THOUSAND & FORTY
SEVEN DOLLARS - 50

\$ 6037.50

CTPI 49-Sch4

CTPI 49-Sch4

SUPERANNUATION FUND

CTPI 49-Sch4

CTPI 49-Sch4

Published on DES Disclosure Log
RTI Act 2009

1 June 2009

Ref: MB:MV:09P793LA
35659Ltr

Environmental Protection Agency
Ecoaccess Customer Service Unit
PO Box 15155
CITY EAST QLD 4002

Dear Sir/Madam

Re: Development Permit for a Material Change of Use – Industrial
Business Type 2 – Production, Alteration, Repackaging and
Repairing
At: Lot 6 SP173771, 5 Lower Mill Road, Cooroy
For: CTPI 49-Sch4 Superannuation Fund

With reference to the abovementioned project and further to the Acknowledgement Notice from Sunshine Coast Regional Council dated 18 May 2009 (copy attached), the Environmental Protection Agency has been listed as a Concurrence agency.

Accordingly, please find attached one (1) copy of the application lodged with Sunshine Coast Regional Council dated 1 May 2009 (Ref: 42142Ltr).

Trusting the above is to your satisfaction, and should further information be required please contact this office.

Yours faithfully
COVEY & ASSOCIATES PTY LTD

CTPI 49-Sch4

Manager

BEng(Hons), RPEQ, MIEAust

Encl

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DIRECTOR: CTPI 49-Sch4

MANAGER: CTPI 49-Sch4

OFFICES AT:

TAMWORTH (02) 6766 1944

NARRABRI (02) 6792 4277

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TOWN PLANNING REPORT

5 LOWER MILL ROAD, COOROY
LOT 6 ON SP173771

MATERIAL CHANGE OF USE - INDUSTRIAL BUSINESS TYPE 2 - PRODUCTION,
ALTERATION, REPACKING & REPAIRING

File Number: 090206T

April 2009

PLANNING | SURVEYING | PROJECT MANAGEMENT | COURT APPEALS

Sunshine Coast Suite 1, Corner Surf Road & Gardak St Alexandra Headland Qld 4572

PO Box 6380, Maroochydore BC Qld 4558

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Attachment A – Proposal Plans prepared by Covey and Associates Pty Ltd

Attachment B – Landscape Concept Plan prepared by Landgraphics

Attachment C – Integrated Stormwater Management Plan prepared by Covey and Associates Pty Ltd

1.0 EXECUTIVE SUMMARY

Site Details

Address	5 Lower Mill Road, Cooroy
RPD (Subject Land)	Lot 6 on SP173771
Subject Land Area	1,275m ²
Current Use	Vacant Land
Land Owners	CTPI 49- Superannuation Fund
Local Authority	Sunshine Coast Regional Council

Application Details

Applicant	CTPI 49-Sch4
Proposal	Application for Development Permit for Material Change of Use for Industrial Business Type 2 – Production, Alteration, Repackaging and Repairing
Level of Assessment	Code Assessment
Referral Agencies	Nil

Planning Scheme Requirements

Planning Scheme	The Noosa Plan
Locality	Cooroy and Lake Macdonald
Zoning	Industry
Relevant Overlays	<u>Biodiversity</u> Riparian Buffer Area Koala Habitat Area

2.0 INTRODUCTION

This report is intended to accompany an **Application for Development Permit for Material Change of Use for Industrial Business Type 2 – Production, Alteration, Repackaging and Repairing** prepared by **KHA Development Managers** for and on behalf of CTPI 49-Sch4

The application is made over land at **5 Lower Mill Road, Cooroy**, legally described as **Lot 6 on SP173771**. The subject allotment is located within the boundaries of the **Sunshine Coast Regional Council**.

The application is assessable against **the Noosa Plan**. The site is within the **Cooroy and Lake Macdonald (Zone Map ZM3)** locality, and is located within the **Industry Zone**.

The purpose of this report is to describe the site, existing and proposed uses and to address any relevant planning issues in respect to the proposed development. This report should be read in conjunction with the accompanying covering letter, IPA Development Application forms and Attachments.

3.0 SUBJECT SITE

3.1 Property Location and Details

The subject site is located at 5 Lower Mill Road, Cooroy, described as Lot 6 on SP173771. The site has an area of 1,275m² with a road frontage of approximately 60m to Lower Mill Road. The site also maintains good visibility to Mary River Road.

We note that the allotment was created in a recent industrial subdivision. The allotment is vacant, and contains no significant vegetation. The site is considered flat for the purposes of this report.

The site is located approximately 350m north of the Cooroy business centre district. The site is within walking distance to public transport, shops, community facilities and recreational opportunities. The allotment is adjacent to a pedestrian footpath opposite Mary River Road which provides a direct pedestrian connection to the Cooroy Township.





Figure 2 – Aerial photo (www.sunshinecoast.qld.gov.au)



Photograph 1: Subject allotment viewed from Lower Mill Road looking south west



Photograph 2: Subject allotment viewed from Mary River Road looking north.



Photograph 3: Mary River Road/ Lower Mill Road intersection looking west. Subject allotment to left.



Photograph 4: Mary River Road/ Lower Mill Road intersection looking east towards Cooroy.



Photograph 5: Entrance to the Cooroy Industrial Estate, located approximately 500m west.



Photograph 6: Cooroy Industrial Estate, located approximately 500m west.



Photograph 7: Cooroy township, located within 400m south west of the subject allotment



Photograph 8: Cooroy township, located within 400m south west of the subject allotment

4.0 PROPOSAL

The proposal is for a Material Change of Use over Lot 6 on SP 173771 for Industrial Business Type 2 – Production, alteration, repackaging & repairing. The proposal is demonstrated on the Proposal Plans included as **Attachment 1** of this report.

The proposed industrial business involves the service and retail of outdoor power equipment ranging from ride on mowers, brush cutters, chainsaws and push mowers to garden care equipment. The proposal also includes the retail and service of Polaris ATV's. Spare parts for all of the power equipment and ATV's will be kept in stock for retail and service purposes. Eighty percent (80%) of the floor area will be dedicated to a workshop and associated spare parts storage for the service of equipment.

The tenancy has a total gross floor area (GFA) of 625m². This includes 475m² of ground floor area, and 150m² of mezzanine. The industrial building includes separate male and female toilets, and a staff area.

The industrial building is set back over 6m from Lower Mill Road, and will be built to the site boundary along the site's northern boundary. There is a 4.3m building setback to the western boundary.

The tilt panel concrete construction is considered a functional, legible, and attractive design solution for the proposed development. The built form includes articulation to both facades that will be visible from Mary River Road and Lower Mill Road.

The building will be constructed from concrete tilt panels with Trimdek Hi Ten or similar zincalume finish steel framed roofing. The entrance and mezzanine level will have curved HardiTex sheet with select texture/paint finish to the flashings. Gutters and trims will implement a colorbond finish where exposed. External walls built to boundary will be reinforced with a 90/90/90 fire rated concrete tilt panel wall.

A vehicle crossover to Lower Mill Road will be established and will be of a dimension and design to facilitate internal heavy vehicle access. Lower Mill Road is an industrial cul-de sac, and the proposed arrangement incorporates access and parking for a 12m x 3.6m rigid vehicle. On leaving the site, the heavy vehicle will be able to reverse onto Lower Mill Road.

The proposed site layout includes twelve (12) car parks. This includes a single disabled space. Two (2) of the carparks will be provided in tandem, these carparks will be allocated as staff parking to ameliorate any potential carparking conflicts. Five (5) bicycle parks are also proposed.

Refuse containers will be located towards the rear of the site, and will be accessible from the internal hardstand areas to facilitate flexibility in servicing. Two (2) 1,100ltr plastic, low noise bins are proposed. This will include one (1) bin for general waste, and one (1) bin for recyclable materials. The bins will be stored at the rear of the site in a screened enclosure, which incorporates a wash down area. The bins can be wheeled to the street frontage for collection. Additional wastes generated by the workshop (engine oils etc.) will be disposed of by private waste disposal companies.

Landscaping treatments will be established in accordance with the Landscape Concept Plans prepared by Landgraphics. A total area of 218m² (17%) will be included as soft landscaping. Landscaping and building siting is responsive to the site's high visibility from Mary River Road, and will provide an attractive presentation to this frontage.

Stormwater treatment devices will be established in accordance with the Integrated Stormwater Management Plan (IWMP) prepared by Covey and Associates. A non-worsening effect of stormwater will be achieved. Stormwater will be discharged into a legal point of discharge.

5.0 PLANNING SCHEME PROVISIONS

The following section of the report assesses the application against the applicable provisions of the Noosa Plan.

5.1 Use Definitions

The proposal is defined within the Noosa Plan as being Industrial Business, Type 2. The proposed use proposed is defined as follows:

Industrial Business

"...means the conduct of an industrial business activity, where goods or products are produced, manufactured, dismantled, altered, repackaged, repaired or stored at a scale of greater than that defined by retail business. The use includes the sale of goods, resulting from such operations, provided that sales space does not exceed 20% of the use area. Any space dedicated for administration or accounting work in connection with such operations does not exceed 20% of the use area. The term includes the following types..."

Comment: The proposed use predominantly involves the **repair** and **service** of power equipment, and the **storage** of associated spare parts with some ancillary sales. It is noted that the proposed retail component of the proposal is ancillary and will not exceed 20% of use area.

Type 2 - Production, alteration, repackaging and repairs

"...The use of premises for the production, manufacturing, dismantling, altering, cleaning, re-packaging, freezing or repairing of goods. The use includes food industries, textiles, mechanical, boat repair, sandblasting..."

Comment: The proposed use is best aligned with the above-mentioned definition as it predominantly involves the **repair, service** and **ancillary sale of mechanical equipment**. The proposal will operate under the abovementioned definition of Type 2 - Production, alteration, repackaging and repairs.

5.2 Locality

Part 7 of the Noosa Plan and in particular Zone Map ZM3 identifies the subject site within the Industry Zone of the Cooroy and Lake Macdonald Locality. An extract of Zone Map ZM3 is included below:

Extract of Zone Map ZM3	Comment
 <p> ☐ Detached Housing ☐ Semi-Attached Housing ☐ Attached Housing ☐ Business Centre ☐ Community Services ☐ Industry ☐ Rural Settlement ☐ Rural ☐ Open Space Recreation ☐ Open Space Conservation </p>	<p>The subject allotment is located in an Industry Zone. It is noted all surrounding allotments are also zoned as Industry, and there are no otherwise sensitive land uses in immediate vicinity to the site. This site also maintains good connectivity to the business centre zone and the open space and recreation zone.</p>

5.3 Overlays

The site is affected by Overlay Maps, and an assessment of these overlays has been detailed below:

Overlay Map	Assessment
 <p> ☐ Riparian Buffer Areas ☐ Environmental Protection ☐ Environmental Enhancement ☐ Koala Habitat Areas </p>	<p>The subject site is located within a Riparian Buffer Area and Koala Habit Area. The application is subject to Code assessment, and has been assessed against the Biodiversity Overlay Code.</p>

5.4 Level of Assessment

The following table of assessment outlines the level of assessment for the development of land within the Industry Zone in the Cooroy and Lake Macdonald Locality for the purposes of Industrial Business Type 2 Production, alteration, repackaging and repairs.

Column 1 Defined use or use class	Column 2 Assessment Category	Column 3 Relevant assessment criteria – applicable code if development is self-assessable or requires code assessment
Business Uses		
<i>Consistent use</i>	<i>Code assessable if—</i>	<i>If code assessable—</i>
Industrial business Type 1 Warehouse or Type 2 Production, alteration, repackaging & repairing; or Retail business Type 3 Landscape & Rural, Type 5 Vehicle hire or Type 6 Hardware store; or Retail business Type 3 Landscape and Rural, or Type 5 Vehicle uses or Type 6 Hardware store	a) Industrial business Types 1 or 2; or b) Retail business Type 3 <i>Impact assessable if—</i> a) Commercial business; or b) Entertainment and dining business; or c) Home-based business; or d) Industrial business Type 3; or e) Retail business Types 1, 2, 5, 6 or 7	a) Cooroy & Lake Macdonald Locality Code; and b) Business Uses Code; and c) Landscaping Code; and d) <i>Engineering Works Codes.</i>
<i>Inconsistent use</i>		
Those Business Uses listed in Section .30		

Comment: The proposal for Industrial Business Type 2 is considered to be **Code assessable** in accordance with the Noosa Plan. Applicable codes are outlined below.

5.5 Codes

In accordance with the Assessment Tables for the Industry Zone and relevant overlays, the proposal is assessable against the following codes:

- Cooroy and Lake Macdonald Locality Code;
- Business Uses Code;
- Landscaping Code;
- Engineering Works Code; and
- Biodiversity Overlay Code.

These codes are addressed below.

5.5.1 Cooroy and Lake Macdonald Locality Code

Division 17 – Specific Outcomes and Probable Solutions for the Cooroy and Lake Macdonald Locality

Column 1 Specific Outcomes	Column 2 Probable Solutions	Column 3 Proposal
6.9 Effects of Use		
Amenity		
01 Uses are located, designed and operated to avoid significant adverse changes to the light, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby uses.	No solution provided	Complies The subject site is zoned as industry, and is located within an established industrial subdivision. The proposal provides a location for industrial businesses that will not cause significant adverse changes to the environmental values of the site and the Locality.
Scenic Amenity		
02 Important scenic vistas including those to and from Mt Cooroy, Mt Tinbeerwah and Black Mountain are protected and uninterrupted to maintain aesthetic and cultural values of the natural landscape.	No solution provided	Not Applicable The proposal will have no impact on the views/vistas of Mt Cooroy, Mt Tinbeerwah and Black Mountain.
Major Road Network		
03 The function of, and visual amenity and character surrounding the, major road network, including Diamond St, Cooroy-Noosa Road, Belli Creek Road and Lake Macdonald Drive is protected and enhanced.	No solution provided	Not Applicable The proposal is located within an established industrial subdivision and will not create any undue road effects on the surrounding network.
Laneways		
04 Uses do not diminish the ability of laneways to— a) relieve traffic on streets; b) provide convenient and safe rear access to premises; and c) add to the heritage character of Cooroy.	No solution provided	Not Applicable The subject allotment is not located adjacent to any laneways.
05 AND Access for new uses is only taken off a laneway where upgrading works are carried out to the laneway to enable the laneway to accommodate the anticipated levels of traffic.		
6.10 Built form		
Density		
06 The density of development within the site area— a) is compatible with surrounding development; and b) does not exceed— i) For the Semi-attached Housing Zone— 1 dwelling unit per 400m ² of site area with a maximum population density of 100 persons per hectare; ii) For the Attached Housing	No solution provided	Complies The proposed density is consistent with the site's industrial zoning.

Column 1 Specific Outcomes	Column 2 Probable Solutions	Column 3 Proposal
<p>Zone— maximum population density of 100 persons per hectare; and</p> <p>iii. For the Business Centre Zone—</p> <p>A. for sites less than 1000m² — 1 dwelling unit per nonresidential use; or</p> <p>B. for sites of 1000m² or more—maximum population density of 160 persons per hectare; andB.</p> <p>c) has a low site impact to enhance the opportunity to maintain natural site characteristics such as native vegetation and natural landforms.</p>		
Height		
<p>07 Buildings and other structures—</p> <p>a) are low rise and present a building height consistent with structures on adjoining and surrounding premises;</p> <p>b) have a maximum building height of 2 storeys;</p> <p>c) do not visually dominate the street, surrounding spaces or the existing skyline;</p> <p>d) preserve the amenity of surrounding premises including privacy, views and access to sunlight;</p> <p>e) respect the scale of the surrounding vegetation; and</p> <p>f) respond to the topography of the site and minimise cut and fill where on a sloping site.</p>	<p>S7.1 Buildings and other structures have a maximum building height of—</p> <p>a) if in the Rural or Rural Settlement Zone—8m, or 9m where the pitched roof but no other part of the building or structure exceeds 8m; or</p> <p>b) if in the Open Space Recreation Zone and used for an indoor sporting complex—11m;</p> <p>c) in all other zones—8m.</p>	<p>Complies</p> <p>The proposed structure has a maximum height of 7.9m</p>
Setbacks		
<p>08 Buildings and other structures are appropriately designed and sited to—</p> <p>a) provide amenity for users of the premises as well as preserve the visual and acoustic privacy of adjoining and nearby properties;</p> <p>b) preserve any existing vegetation that will buffer the proposed building from adjoining uses;</p> <p>c) allow for landscaping to be provided between buildings; and</p> <p>d) maintain the visual continuity and pattern of buildings and landscape elements within the street.</p>	No solution provided	<p>Complies</p> <p>The proposal is for a single industrial tenancy in an established industrial locality. The building sitting allows for the provision of landscaping, and is set back from the road frontage to preserve amenity.</p>
Site cover, gross floor area and plot ratio		
<p>09 The site cover, gross floor area and plot ratio of buildings and other roofed structures—</p> <p>a) results in a building scale that is compatible with surrounding</p>	No solution provided	<p>Complies</p> <p>The proposal is of a scale consistent with existing buildings on Lower Mill Road, and industrial buildings in the locality. The bulk presented to</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions	Column 3 Proposal
<p>development;</p> <p>b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the site;</p> <p>c) maximises the retention of existing vegetation and allows for additional soft landscaping between buildings;</p> <p>d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other site facilities; and</p> <p>e) facilitates onsite storm water management and vehicular access.</p>		<p>surrounding development is considered appropriate for an industrial precinct, and will be softened with articulation and soft landscaping where necessary. There is sufficient room on the site to accommodate any disposal or treatment of stormwater.</p>
<p>O10 Site cover does not exceed—</p> <p>a) for a class 1 or class 10a structure—</p> <p>i. for a single storey building - 50%; or</p> <p>ii. for a building of 2 or more storeys - 50% on the ground floor and 30% for the upper storey(s), or 40% for all storeys for a building of 2 or more storeys;</p> <p>b) for other classes within the Detached House Zone - 40%;</p> <p>c) for the Semi-attached Housing Zone—40%;</p> <p>d) for the Attached Housing Zone—40%; or</p> <p>e) for the Community Services Zone—50%.</p>	No solution provided	<p>Complies</p> <p>The proposal represents a site cover of 37.25%.</p>
<p>O11 For Multiple Housing Type 2 buildings have a maximum plot ratio of 0.45:1. 0.6:1</p>	No solution provided	Not Applicable
<p>O12 For Multiple housing Type 3 or 4, Visitor accommodation Type 4 and the accommodation unit component of an Entertainment and dining business Type 3—the maximum a gross floor area is equivalent to the maximum allowable population in persons multiplied by 40m².</p>	No solution provided	Not Applicable
<p>O13 For the Business Centre Zone plot ratio does not exceed—</p> <p>a) 0.8:1 for site areas up to and including 2,000m²; and</p> <p>b) 0.3:1 for the balance of a site over 2,000m².</p>	No solution provided	<p>Not Applicable</p> <p>The site is not located in the business centre, however it is noted that the site is 1,275m² in area with a plot ratio is 0.49:1.</p>
Flooding and drainage		
<p>O14 Buildings and other works are designed and sited to—</p> <p>a) provide flood free access to premises and flood free habitable areas;</p> <p>b) allow only minor, short term and infrequent flooding of non-habitable areas;</p> <p>c) ensure drainage does not adversely impact upon other premises; and</p>	<p>S14.1 For new buildings or structures or additions of more than 50m² gross floor area to an existing building or structure, floor levels for habitable rooms are not less than the specified minimum floor levels</p> <p>AND</p> <p>S14.2 Where Council infrastructure is available—</p> <p>a. any drainage (including buildings and yards) flows to that infrastructure;</p>	<p>Complies</p> <p>Minimum floor levels will be above the specified flood levels.</p> <p>Complies</p> <p>Drainage will be connected to Council Infrastructure. Please see Integrated</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions	Column 3 Proposal
<p>d) ensure filling or excavation does not adversely impact upon other premises by—</p> <p>i. causing ponding of water on the site or nearby land;</p> <p>ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and</p> <p>iii. adversely affecting the flow of water in any overland flow path.</p>	<p>and</p> <p>b. the infrastructure has the capacity to accept any additional loading;</p> <p>AND</p> <p>S14.3 Car parking and manoeuvring areas are constructed at a level that permits the parking area to drain from the site by gravity means, without the need for mechanical pumping.</p>	<p>Water Management Plan (IWMP) prepared by Covey & Associates.</p> <p>Complies Internal hardstand areas will drain via a gravity system.</p>
Sloping sites & ridgelines		
<p>O15 On <i>sloping sites</i>, buildings and structures are designed to maximise the use of natural slope and minimise the need for cut and fill.</p>	<p>S15.1 Buildings are of split level design that step down the slope or have a suspended floor construction; (See Figure 6.1 below)</p> <p>AND</p> <p>S15.2 Cut or fill is less than 2m in depth relative to the natural ground surface;</p> <p>AND</p> <p>S18.3 The distance between the ground and the lowest part.</p>	<p>Not Applicable The site is considered flat for the purposes of this report. See photographs attached.</p>
<p>O16 Roof forms—</p> <p>a) contribute positively to the local skyline;</p> <p>b) complement the low rise character of the <i>locality</i>;</p> <p>c) use simple traditional roof designs, such as hipped, gabled or skillion; and</p> <p>d) do not create opportunities for residents to overlook the <i>private open space</i> areas of neighbouring properties.</p>	<p>S16.1 The main roof of the <i>building</i> has a roof pitch no less than 12 degrees and has minimum 600mm eaves to at least 75% of the perimeter of the <i>building</i>;</p> <p>AND</p> <p>S16.2 <i>Building and structures</i> do not include rooftop terraces.</p>	<p>Alternative solution A roof pitch of 2 degrees is proposed. The proposed built form i.e. concrete tilt panel does not lend itself to a roof pitch of 12 degrees. Considering the nature of the industrial tenancy, and mezzanine proposed, the building would need to exceed the height limit or order to accommodate a roof pitch of 12 degrees. The roof pitch proposed is considered the best design outcome for the allotment and locality.</p> <p>The proposed built form maintains a minimum roof pitch of 2 degrees. The proposed building incorporates eaves to the frontage but in light of the tilt-panel construction, eaves are not achievable to 75% of the perimeter.</p> <p>Complies No Roof top terrace is proposed.</p>
Public Transport Node		
<p>O17 An accessible and safe public transport node is established and operated within Cooroy that—</p> <p>a) links public transport services to other centres in the Shire and to key destinations outside the Shire; and</p> <p>b) forms part of an integrated transport network that is accessible via pedestrian and bicycle pathways.</p>	<p>S17.1 A public transport node is located within Cooroy as identified in Schedule 5 on Map 1.</p>	<p>Complies The proposed development does not interfere with the established public transport node within Cooroy. The proposal will compliment the transport node by establishing employment opportunities within a 400m catchment of the transport facilities.</p>
6.11 Environment, conservation and recreation		
Environment and cultural heritage values		
<p>O18 There are no significant adverse effects on biodiversity, native vegetation, native fauna habitat, landscaped quality, water quality or</p>	<p>No solutions provided</p> <p>Advisory note PS24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where</p>	<p>Complies The proposal is located within an established industrial locality. The site is free from any significant</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions	Column 3 Proposal
cultural heritage values, including those related to— a) changes to natural drainage; b) management of fire risk; c) erosion and the transport of sediments off site; d) unmanaged public access; e) effluent disposal; f) changes to fauna habitat and behaviour; and g) disturbance of buildings and features, including natural features of cultural heritage significance.	located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.	environmental values.
Open space network		
019 An integrated <i>open space network</i> is established, enhanced and protected throughout the locality to— a) provide for both passive and active recreational pursuits; b) provide connectivity for pedestrians, cyclists, and horse riders; c) provide habitat connectivity for wildlife; d) protect <i>watercourses</i> and <i>drainage lines</i> ; e) protect <i>vegetation</i> on <i>steep slopes</i> ; and f) form a scenic backdrop for residential development;	S19.1 Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 4 are protected from fragmentation and encroachment by development.	Not Applicable The site does not affect any open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 4.
020 The open space network links— a) the central forests of the Shire which include parts of Tewantin and Ringtail State Forests; b) the catchment of Lake Macdonald; c) the vegetated ranges of the sub-coastal escarpment in the north, south, and east of the locality; and d) the riparian corridors of the Six-Mile and Ringtail Creeks and their tributaries.	S20.1 As above S19.1	Not Applicable The site does not affect any open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 4.
Noosa Trail Network		
021 A comprehensive network of bridle trails and pedestrian and bicycle linkages is established, enhanced and protected incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of the Shire's residents and visitors;	S21.1 Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 3; AND S21.2 Development does not have an adverse impact on the access functions of the Noosa Trail Network, as indicated in Schedule 5 – Map 3, including severing of existing or future linkages; OR S21.3 Alternative linkages to those indicated in Schedule 5 – Map 3 are provided; AND S21.4 Linkages to the Noosa Trail Network are designed and constructed in accordance with— a) Australian Standard 2156.1 <i>Walking Tracks Part 1: Classification and Signage</i> to a	Not Applicable The subject allotment is not located in the vicinity of any trails indicated on Schedule 5 – Map 3.

Column 1 Specific Outcomes	Column 2 Probable Solutions	Column 3 Proposal
	minimum of a Class 4 Standard; and b) Australian Standard 2156.2 <i>Walking Tracks Part 2: Infrastructure Design;</i>	
022 The Noosa Trail Network in the locality is supported by overnight camping facilities, home hosted accommodation and signage, allowing local residents and visitors to experience the natural values of the area and to access key destinations including— a) the town of Cooroy; b) Lake Macdonald; c) the Botanic Gardens; and d) State forests, conservation parks and other recreation facilities in the locality.	No solutions provided	Not Applicable
Pedestrian and bicycle pathways		
023 Safe and convenient pedestrian and bicycle pathways are provided and retained between and around key destinations, including— a) between Cooroy and Tewantin; b) between Cooroy and the Noosa Botanical Gardens; and c) within and around the town of Cooroy.	S23.1 Pedestrian and bicycle pathways are provided and retained where indicated in Schedule 5 – Map 2; AND S23.2 Contributions toward a Pathways Network are provided in accordance with <i>PSP20</i> .	Not Applicable The subject allotment is not adjacent to any pedestrian and bicycle pathways nominated in Schedule 5 – Map 2. It is noted that the site can connect to an existing pedestrian network on the opposite side of Mary River Road. Complies It is expected that contributions will be a condition of a development permit.
Protection of Lake Macdonald water supply		
024 Development does not adversely impact on the Lake Macdonald water supply.	S24.1 Within the Lake Macdonald catchment area shown on Natural Resources Overlay Map OM3.5, buildings and other structures are not located below 98.5m AHD.	Not Applicable The subject site is not located in the Lake McDonald catchment area.
025 The number and location of access points to watercourses is controlled and managed to prevent adverse impacts on water quality in Lake Macdonald;	No solution provided	Not Applicable The subject site is not located in the Lake McDonald catchment area.
026 Key nodes are established and appropriately managed at the following locations and include facilities such as parking and picnic areas— a) the northern part of the lake, in the vicinity of the water treatment plant, scouts and fish hatchery; b) the western part of the lake in conjunction with the Botanic Gardens and associated picnic areas; and c) the eastern part of the lake, in the vicinity of the Old Tinbeerwah School Park.	No solutions provided	Not Applicable The subject site is not located in the Lake McDonald catchment area.
027 Treatment and disposal of waste water does not have any detrimental impact on Council's major water storage and supply –	No solutions provided Advisory note <i>PSP24</i> – Effluent Disposal details requirements for the design and siting of effluent disposal systems where	Not Applicable The subject site is not located in the Lake McDonald catchment area.

Column 1 Specific Outcomes	Column 2 Probable Solutions	Column 3 Proposal
Lake Macdonald ¹⁰⁹ .	located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and application	

Division 26 – Specific Outcomes and Probable Solutions for the Industry Zone

Column 1 Specific Outcomes	Column 2 Probable Solutions (if Code Assessable)	Column 3 Proposal
11.52 Consistent uses		
O184 The following defined uses and use classes are consistent uses and are located in the Industry Zone— a) Industrial business Types 1 or 2; b) Retail business Types 3, 5 or 6; c) Emergency Service Type 2; d) Service and utility; e) Transport Types 1, 2 or 3; and f) Ancillary dwelling unit.	No solution provided	Complies The proposal is for an Industrial Business Type 2 within the Industry Zone. This is a consistent use.
11.53 Inconsistent uses		
O185 The following defined uses and use classes are inconsistent uses and are not located in the Industry Zone— a) All Agricultural Uses; b) Commercial business; c) Entertainment and dining business; d) Home-based business; e) Industrial business Type 3 f) Retail business Types 1, 2, 4 or 7; g) Education; h) Emergency Service Type 1; i) Open Space; j) Wellbeing; k) Transport Types 4, 5 or 6; l) Detached house; m) Multiple housing; and n) Visitor accommodation	No solution provided	Not Applicable
6.31 Effects of use		
Amenity		
O70 Industry uses are located, designed and operated to avoid significantly changing the amenity enjoyed by users of surrounding premises.	S70.1 External storage areas and plant and equipment are screened from the street, footpath and surrounding <i>public open space</i> by buildings and landscaping; AND S70.2 No external storage areas or plant and equipment are located within 2m of a property boundary; AND S70.3 Stored materials outside of a <i>building</i> do not exceed 4m in height or half the height of the on-site <i>buildings</i> whichever is the greater.	Complies External storage and plant equipment will be screened from adjoining properties. Complies No external storage or plant equipment will be located within 2m of a property boundary. Complies Stored materials will not exceed 4m in height.
O71 Industrial <i>development</i> is conducted in an environmentally responsible manner, operating without deleterious impacts on either immediate, surrounding or downstream communities, environments and environmental	No solution provided	Complies The proposed industrial development will be established and operated in accordance with current best practice principles.

Column 1 Specific Outcomes	Column 2 Probable Solutions (if Code Assessable)	Column 3 Proposal
processes.		
6.32 Built Form		
072 Buildings provide visual interest and amenity by providing well-articulated buildings with strong horizontal and vertical design elements and features;	S72.1 Buildings— a) incorporate varied building and roof form and materials; b) vary in line and plane by including wall articulation to a minimum of 1m; and c) have a ceiling height of at least 3m.	Complies The built form proposed incorporates variances in materials and architectural features. Articulation is provided to all facades with street frontage.
073 Buildings are designed to allow for a range of potential uses.	No solution provided	Complies While it is noted that the building has been designed for a specific tenant, the building format and layout is universal to a wide range of industrial uses.

5.5.2 Business Uses Code

Table 14-5 for All Business Uses

Specific Outcomes	Probable solutions	Proposal
14.17 Effects of use		
Electricity infrastructure 01 The development does not adversely impact on existing or future electricity supply infrastructure; AND 02 All uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers.	S1.1 No solution provided S2.1 Development for uses adjacent to or within 50m of an existing electricity substation incorporates noise attenuation measures to mitigate noise impacts; and S2.2 Buildings and structures (including swimming pools, sheds, tennis courts and outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements.	Complies The proposal will not hinder existing or future supply of electricity. Not applicable The site is not located within 50m of an existing electricity substation. Complies No construction is proposed under electrical infrastructure or within easements.
14.18 Amenity		
Noise 03 Development is designed and sited to avoid noise emissions that unreasonably diminish the amenity of the area or surrounding uses.	No solution provided	Complies Noise emissions will be consistent with expectations within an industrial area.
Mechanical plant and equipment and storage areas 04 Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to— a) Avoid adverse visual impacts when viewed from the street and adjoining properties; and b) Visually integrate with the building design.	S4.1 Mechanical plant and equipment are— a) located more than 2m from any property boundary; b) where located at ground level, screened by fencing 1.5m in height or dense vegetation of at least 1.5m in width incorporating grouped trees and shrubs with maximum separation distance of 1m measured from the centre of the tree or scrub; and c) Are visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties; AND S4.2 For Industrial business and Retail business Type 3 , materials	Complies Mechanical plant equipment will be appropriately sited and screened. This will be addressed in greater detail at an operational works stage.

Specific Outcomes	Probable solutions	Proposal
	stored outside of a building do not exceed 4m in height or half the height of the on-site buildings whichever is the greater.	
Safety and security 05 All property boundaries are clearly identifiable with public and private spaces clearly defined.	S5.1 Boundaries are identified by such means as - a) Fencing; or b) changes in surface materials or levels; or c) landscape treatments.	Complies Boundaries are identified by the utilisation of effective landscaping treatments and fencing.
06 All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.	S6.1 All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (i.e. on the kerb or letterbox or by signage on the building or site).	Complies A street number compliant to S6.1 will be provided.
07 All building entries are designed to be obvious and easily identifiable.	S7.1 The number of entrances and exits are limited and main building entrances/exits are located at the front of the site, in view of the street. Where this is not possible, due to site or existing building constraints, a well defined path is provided to the entrance/exit; and S7.2 All entrances/exits to buildings, are lit and signed, and signage includes hours of operation; and S7.3 Entrances/exits are located to provide a direct link to driveways and carparking areas; and S7.4 Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, measures are used to enhance safety, as follows— a) good lighting installed; b) strategically placed mirrors installed; c) angled approaches provided; or d) gates which restrict access provided.	Complies The entrance is well defined and is clearly identifiable from the street frontage. Complies Specifics pertaining to signage will be addressed at a detail design stage. Complies All proposed entries/ exits have immediate hardstand areas. Complies No recessed doorways are proposed.
08 Uses are arranged within buildings and on sites to enable external areas to be monitored.	S8.1 Windows and main entrances are positioned to allow for casual surveillance.	Complies Casual surveillance will be achieved as windows and main entrances will be orientated towards the car parking areas and the front entrance facing Lower Mill Road.
09 Communal open space, including congregation and seating areas, is located where it can be monitored.	S9.1 Communal open spaces, including congregation and seating areas are situated where they are in the line of sight of windows, doors and/or balconies/verandas' of buildings, or can be seen from a street or other public space.	Complies Communal open space can be located in the line of sight of windows and visible from the street.
010 Buildings and structures are designed to minimise opportunities for vandalism.	S10.1 Buildings or structures that are visible from a public street or laneway— a) avoid the use of solid fences and blank walls which attract graffiti. Where solid blank surfaces are unavoidable, measures in the form of landscaping, creepers, murals, vandal resistant paint, etc are used; and	Complies Blank facades are not prominent due to articulation and architectural features, landscaping will be implemented to deter graffiti.

Specific Outcomes	Probable solutions	Proposal
	<ul style="list-style-type: none"> b) use toughened glass, security screens and other measures (but not including security shutters that obscure the view of shopfronts) are used in windows which are provided at ground level, to deter break and enters; and c) use hardy vandal proof materials and anti-graffiti paint are used in the construction of buildings. 	
011 Lighting of appropriate intensities is provided to maximise safety.	<p>S11.1 Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code; and</p> <p>S11.2 External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a higher level at the entrance to buildings or at the centre of the site; and</p> <p>S11.3 Lighting is directed onto the site and away from neighbouring properties; and</p> <p>S11.4 Vandal-resistant lighting is used in public and publicly accessible areas.</p>	<p>Complies The proposal will comply with Australian Standard AS1158.</p> <p>Complies Lighting compliant to S11.2 will be achieved at a detailed design stage.</p> <p>Complies Lighting compliant to S11.3 will be achieved at a detailed design stage.</p> <p>Complies This will be achieved at detail design.</p>
<p>Site facilities</p> <p>012 Waste storage areas, external storage areas and loading docks do not detract from the visual amenity of the streetscape or cause nuisance to adjoining properties.</p>	<p>S12.1 Waste storage areas, external storage areas and loading docks are situated to the rear of the building or under the ground;</p> <p>OR</p> <p>S12.2 With the exception of the access way, waste storage areas, external storage areas and loading docks are visually screened by landscaping or fencing.</p>	<p>Complies Appropriate waste storage areas will be provided towards the rear of the site, directly accessible to the internal hardstand areas. Waste storage will be screened by fencing and will not be in public view.</p>
<p>Environment & heritage values</p> <p>013 There are no significant adverse effects on the biodiversity, natural vegetation, native wildlife, habitats, landscape quality, water quality or heritage values, including those related to—</p> <ul style="list-style-type: none"> a) changes to natural drainage; b) disturbance to any of the wetland systems; c) management of landslide and fire risk; d) erosion and the transport of sediments off-site; e) unmanaged public access; f) effluent disposal; g) changes to fauna habitat and behaviour; and h) disturbance of buildings and features, including natural features, of heritage significance. 	<p>No solution provided</p> <p><small>Advisory note PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.</small></p>	<p>Complies The proposed development will not have any significant adverse effects on biodiversity, native vegetation, native fauna habitat, landscaped quality, water quality or cultural heritage values.</p>

Table 14-10 – Industrial Business**14.22 Effects of Use**

O42 Industrial business is conducted in an ecologically responsible manner, operating without deleterious impacts on immediate, surrounding or downstream environments and ecological processes, including avoiding the release of pollutants that would adversely affect the quality of the land, air or water.	No solution provided	Complies The proposed operations will be conducted in an ecologically responsible manner, in accordance with current industry best practice.
Site suitability O43 Industrial business uses are established on land that has access to an appropriate range of infrastructure services and utilities;	S43.1 The site is connected to reticulated water supply, sewerage, stormwater and electricity.	Complies The site is connected to reticulated water supply, sewerage, stormwater and electricity.
O44 Industrial activity is established on sites having sufficient area and dimensions to accommodate the building or buildings, associated parking areas, service vehicle provision, storage areas, landscaping, vehicle access and on site movement.	S44.1 The site is a minimum of 1000m ² .	Complies The subject site has an area of 1,275m ² .
Visual amenity O45 The façades of industrial buildings do not present unbroken and continuous blank walls;	S45.1 Where the length of any façade facing a street or residential property exceeds 30m, the design presents a stepped building line and uses varying colours and materials to break the building bulk.	Complies No façade facing a street frontage exceeds 30m.
O46 The building design addresses the street;	S46.1 The main entry to the building faces the street or front customer carparking area.	Complies The primary building entrance faces Lower Mill Road.
O47 The minimum boundary setbacks are landscaped, with no car parking, garbage bins, outdoor storage areas and the like located within the boundary setback areas.	S47.1 No solution provided	Alternative Solution The 6m building setback to Lower Mill Road will be landscaped between the building and the road frontage. It is noted that disabled car park 5 is partially located within this landscaped setback. The location of this car park has been established in response to constraints relating to site shape. Considering that the allotment is compliant to all building setbacks and total landscape area, the location of this car park is not considered to affect level of amenity that the proposal is able to achieve.
Site security O48 Suitable day and night safety and security measures are provided to Industrial businesses to protect people and property;	S48.1 A security fence no less than 1.8m in height encloses the rear and side boundaries of the site and prevents unauthorised access to all outdoor parts of the site used for the Industrial business use; AND S48.2 Any proposed office or public space is sited and orientated towards the principal frontage of the site;	Complies A 1.8m high security fence is proposed to side and rear boundaries.
O49 Security fencing does not have a significant adverse impact upon the appearance of the local streetscape.	S49.1 Fencing on any frontage is setback an average of 2m provided that no part of the fencing is within 1m of the property boundary; AND S49.2 Landscaping is provided between the fence and the frontage.	Complies Any offices can be located towards the road frontage. Not Applicable No fencing is proposed to the front boundary at this stage.
Storage O50 The storage of materials on-site does not cause a public health hazard or environmental nuisance.	No solution provided	Complies No material which may be a public health hazard or environmental nuisance will be stored on-site.

Retail components 051 Retail sales are ancillary to the Industrial business use.	S51.1 only goods resulting from the Industrial business are sold on site; AND S51.2 The proportion of gross floor area used for retail sales and display of goods for sale does not exceed 20%.	Complies The workshop and servicing (inc. associated storage of spare parts) is the primary use. The goods sold on site are directly associated with the industrial use. Complies Retail services are considered an ancillary use, and will not take more than 20% of use area.
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5.5.3 Landscaping Code

The overall outcome is the achievement of a high quality of landscape design that—

- a) retains, reinforces and enhances the natural landscape character of the site, streetscape and locality;*
- b) retains existing vegetation and other natural features for their ecological, aesthetic and cultural values;*
- c) ensures the revegetation and rehabilitation of native wildlife habitat and riparian zones to protect and enhance ecological and biodiversity values;*
- d) facilitates water management including on-site detention and the efficient infiltration of stormwater;*
- e) enables the establishment of appropriate plantings that are of a scale and density commensurate with building height, bulk and scale to buffer development and conflicting land uses;*
- f) enhances privacy between dwelling units and accommodation units;*
- g) accommodates the outdoor recreation needs of dwelling occupants; and*
- h) provides adequate vegetation treatment to steep slopes and unstable landforms.*

Proposal

The proposal represents the reinforcement and enhancement of the existing streetscape in the locality. There is no significant vegetation currently onsite. Landscaping will incorporate sufficient area to allow for any onsite disposal or treatment of storm water, prior to discharge into Council's infrastructure. Landscaping will be provided in accordance with the Landscape Concept Plan prepared by Landgraphics.

5.5.4 Engineering Works Code

A full assessment against all of the Engineering Works Codes has not been undertaken at this stage; these issues will be addressed in greater detail at an operational works stage of development. We note that there are no major constraints associated with the subject site or proposed built form that would prohibit compliance. Compliance to the applicable provisions of the Engineering Works codes is achievable.

Carparking is provided in accordance with the requirements established in the Noosa plan. The below table demonstrates compliance:

Proposed Use	Noosa Plan Car parking Calculation	Required	Proposed
Industrial Business Type 2 – Production, alteration, repackaging and repairing	1 space per 50m ² , or part thereof, of use area, for the first 500m ² .	10	
	AND 1 space per 100m ² or part thereof, of use area in excess of 500m ²	1.25	
	AND For sites 1,000m ² -1,999m ² a loading bay for single unit truck of 12m x 3.6m.		
	Total	11.25	12

The proposal generates the requirement for eleven (11.25) carparks. Twelve (12) carparks are provided. It is noted that two of the carparks have been provided in tandem. The two tandem carparks will be clearly identified as staff parks. The tandem parks provide no opportunity for conflict as they will be allocated to staff who arrive before, and leave after operating hours.

Bicycle parking provision will be provided at the required rate of 1 per 100m². Six (6) bike parks will be provided.

A vehicle crossover to Lower Mill Road will be established to facilitate internal car and truck access to the site. Parking and manoeuvring areas will be constructed in accordance with applicable planning scheme requirements and Australian standards.

5.5.5 Biodiversity Overlay Code

The subject allotment is a vacant allotment located in an established industrial locality. It is considered that environmental issues pertaining to the establishment of an industrial use on the site have already been addressed in the previous application for an industrial subdivision. A full assessment against the Biodiversity Overlay Code is not considered to be required and has not been undertaken.

There are no features of environmental significance on the allotment. The proposed development will include current best environmental practices to ensure that there is no impact on surrounding properties as a result of the industrial use.

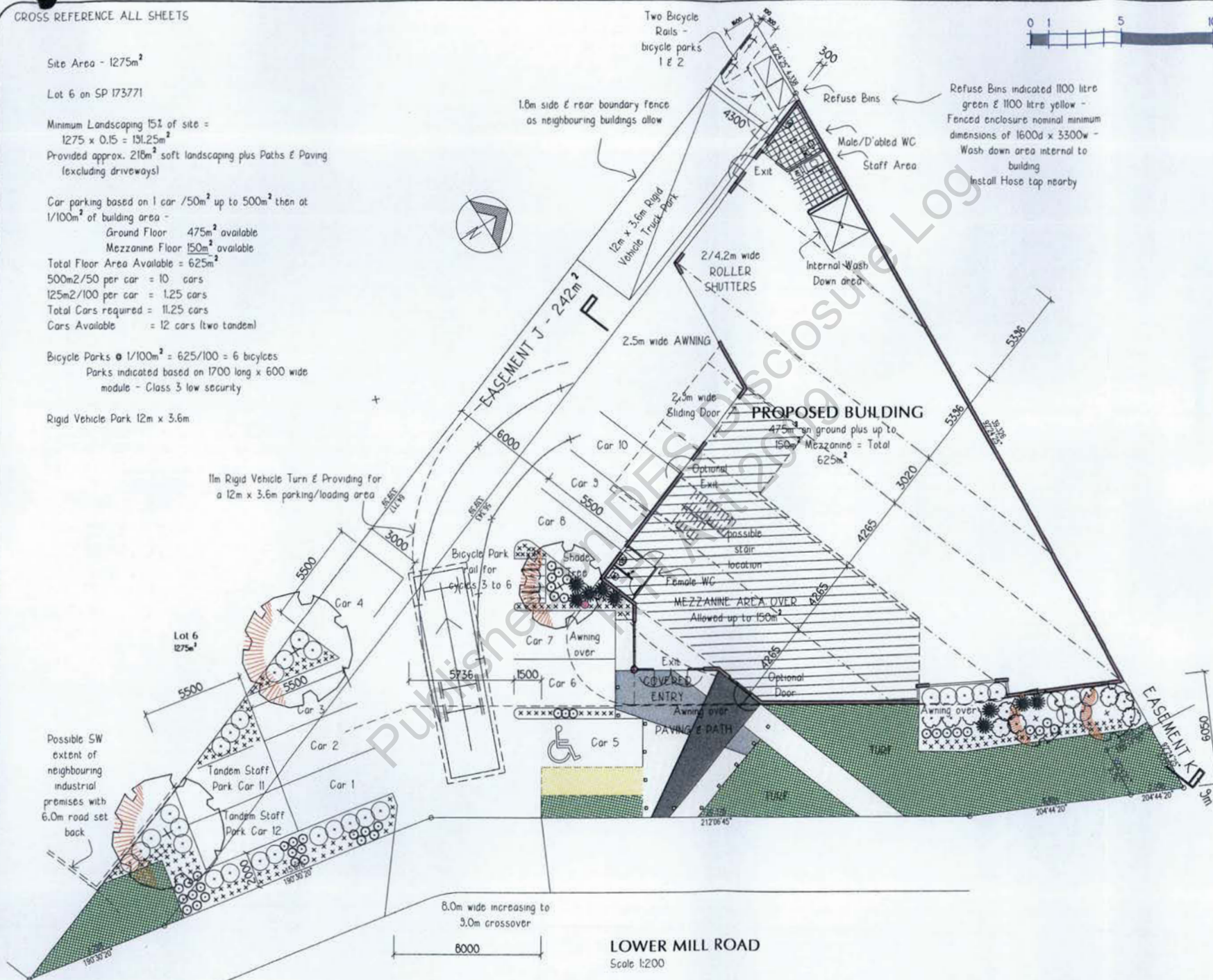
6.0 CONCLUSION

This report provides Town Planning assessment of the proposed Material Change of Use for Industrial Businesses Type 2 - Production, alteration, repackaging & repairing, on land at 5 Lower Mill Road, Cooroy described as Lot 6 on SP 173771. It is considered that approval is warranted subject to the imposition of reasonable and relevant conditions on the following basis:-

- The proposal demonstrates compliance to all relevant provisions of the Noosa Plan.
- The proposed development is compliant with the applicable Planning Scheme Codes:-
 - Cooroy and Lake Macdonald Locality Code;
 - Business Uses Code;
 - Landscaping Code;
 - Engineering Works Codes; and
 - Biodiversity Overlay Code
- The proposal is a consistent use within the Industry Zone.
- The proposal represents the establishment of an industrial activity within an industrial subdivision, minimising environmental and edge effects associated with industrial developments.
- The proposal will generate employment opportunities within 400m of public transport facilities.

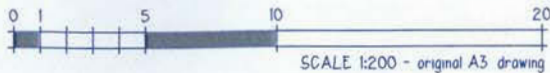
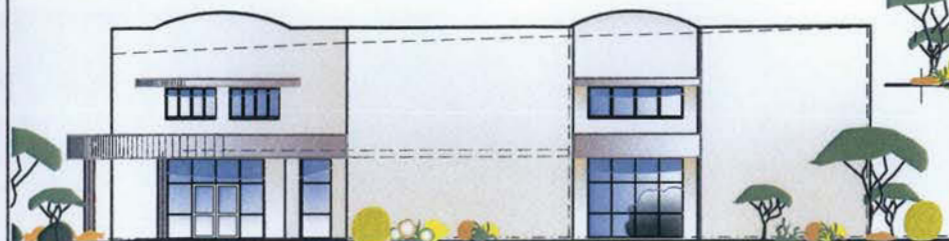
It is considered that Council has been provided with sufficient justification in this report and accompanying documentation to approve the application subject to conditions.

11m Rigid Vehicle Turn & Providing for
a 12m x 3.6m parking/loading area

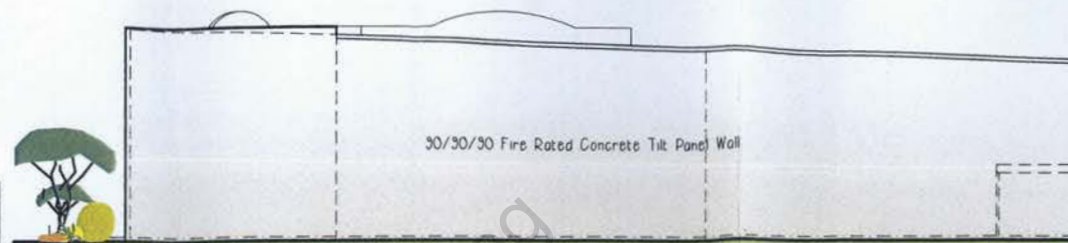


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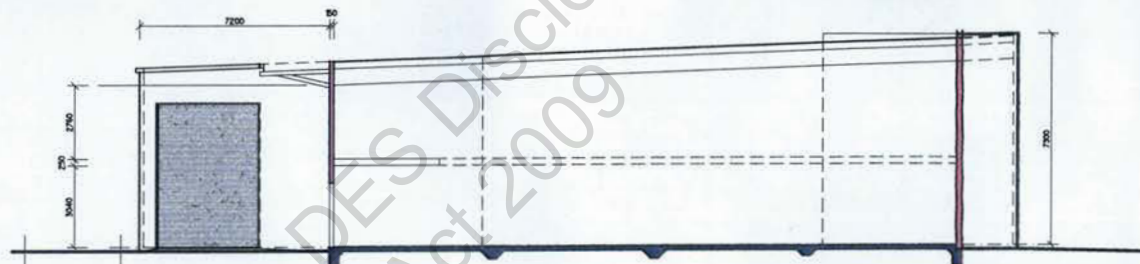
CROSS REFERENCE ALL SHEETS



SOUTH EAST ELEVATION



NORTH ELEVATION



SECTION A - A



SOUTH WEST ELEVATION

General View as seen from Mary River Road

Roof - 2' slope Trimdek Hi Ten or similar Zincalume finish
Steel framed
Walls - Concrete Tilt Panel Construction - select texture/paint finish
Walls within 1.5m of a boundary 30/30/30 Fire Rated
Walls between 1.5m & 3m of a boundary 60/60/60 Fire Rated
Other clearances from boundary - no specific fire ratings required
Awning Facades - Curved HardiTex sheet with select texture/paint finish
Flashings, Gutters and trims - colorbond finish where exposed to view



WEST ELEVATION

Check all dimensions before commencement of work.
Check Site boundary dimensions from the Title plans
Check Building Boundary clearances by set out.
Notwithstanding the information supplied on this drawing,
the location, depth and extent of underground or
overhead services are to be confirmed and protected on
site by the contractor prior to commencement of works.

Issue	Date	Description	By
1	18-03-09	Call bicycle/ramp notes & location notes	
2	25-02-09	Issued for Planning Approval	
3	20-02-09	Revisions for Permit	
4	04-02-09	Revised Front Awning	
5	02-02-09	Revised Layout	
6	00-00-00	PRELIMINARY ISSUE	

Drawing title -

**PROPOSED
ELEVATIONS**

Project - **INDUSTRIAL
BUSINESS
PREMISES**

Client - **CTPI 49-Sch4**

Site - **Lot 6
5 Lower Mill Road
COOROY**

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& ASSOCIATES PTY LTD
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MAROOCHYDORE QLD 4558

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Checked - Approved -

Design - **CTPI 49** Drawn - **CTPI 49**

Scales - 1:200 @ A3 Date - Jan. 05

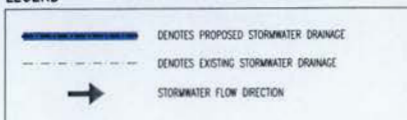
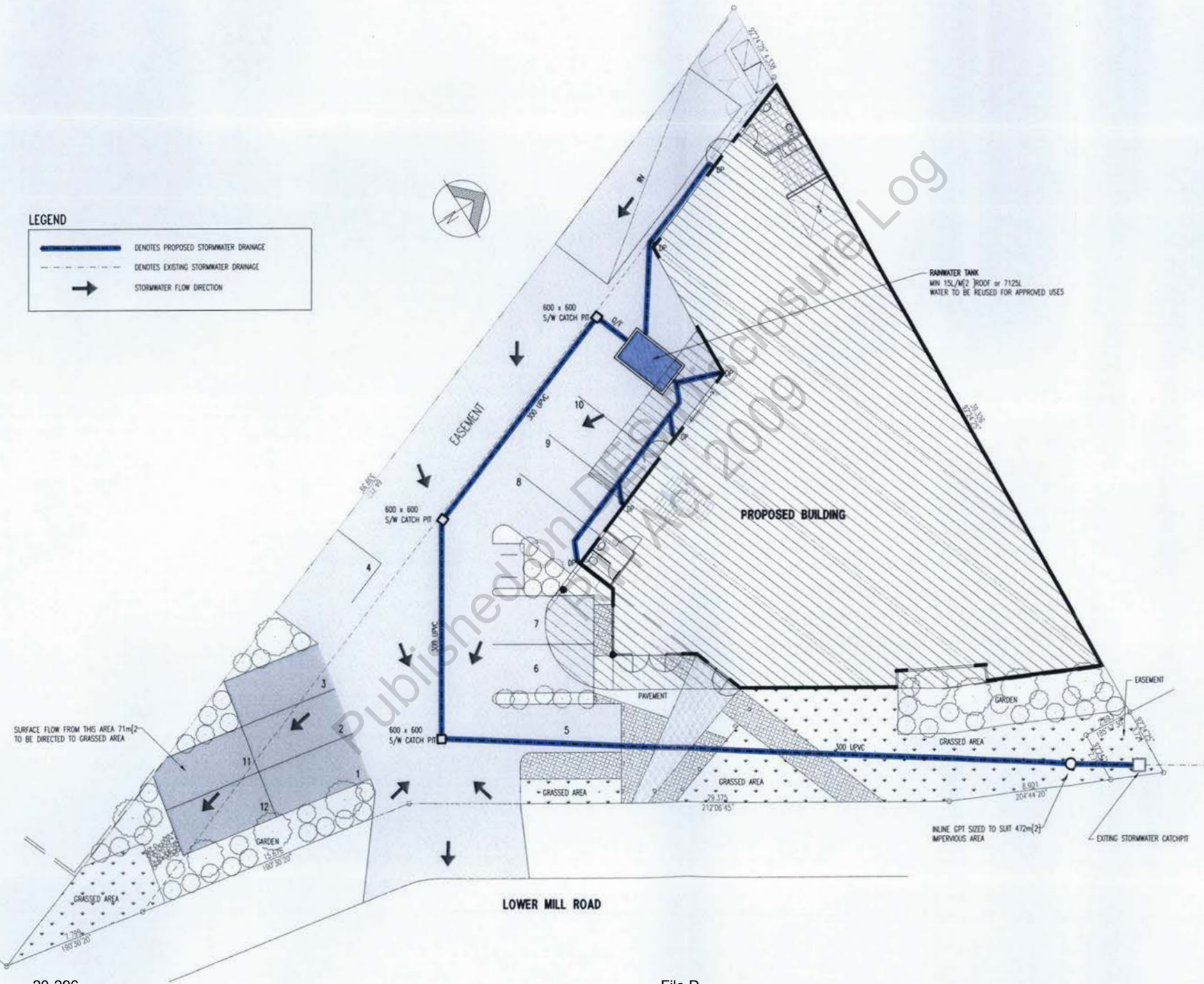
Document Stage - PROPOSAL

Project 09P793 Sheet No. 2 of 2

Digital Ref : Issue : 1

This Document is copyright and shall not be copied
without written approval, nor shall it be used except
for the Site Specified.

LEGEND



Check all dimensions before commencement of work.
 Check Site boundary dimensions from the Title plans.
 Check Building Boundary clearances by set out.
 Notwithstanding the information supplied on this drawing,
 the location, depth and extent of underground or
 overhead services are to be confirmed and protected on
 site by the contractor prior to commencement of works.

Issue Date	Description	By
30/04/09	ISSUE FOR APPROVAL	ME

Drawing title -
INTEGRATED STORMWATER MANAGEMENT PLAN
 Project -
INDUSTRIAL BUSINESS PREMISES

Client -
CTPI 49-S

Site -
Lot 6 Lower Mill Road COOROY

Consulting Civil & Structural Engineers
COVEY & ASSOCIATES PTY LTD
 ACN 069 550 888
 Project Management & Planning

CTPI 49-S
 124 DUPORTH AVENUE
 PO BOX 16
 MAROOCHYDORE QLD 4558
 E-MAIL: engineers@covey.com.au
 Ph (07) 5443 7777 Fax (07) 5443 7577

Checked: **CTP** Approved: _____
 Design: _____ Drawn: **CTP**
 Scales: 1:200 (A3) Date: Apr-09
 Document Stage: **APPROVAL**
 Project: **D9P793** Sheet No. **SWMP1**
 Digital Ref: 00000 - SWMP Issue: **A**

Code	Botanical Name	Common Name	Size	No.
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SHRUBS AND TUFTING PLANTS

*Confirm all advanced stock selections with LandGraphics prior to site delivery



-  Trees as specified
-  Shrubs, Accent planting and Groundcovers as specified
-  Turfed Areas as specified
-  Coloured Concrete to Future Detail

Plant No.s especially revegetation areas to be confirmed prior to construction.

PLANTING DISTANCES FROM SERVICES

min. DIST.	SERVICE
3m.	POWER POLES
3m.	FIRE HYDRANT
9m.	STREET LIGHTS
2m.	STORMWATER PIT
1m.	OTHER SERVICES
approx. DIST.	DESCRIPTION
0.6m.	STREET TREES FROM KERB
-2.5m.	STREET TREE SPACINGS FOR MULTIPLES

STREET TREES TO BE CLEAR TRUNKED TO
MINIMUM 1.2m.

LANDSCAPE CONTRACTOR TO VERIFY
LOCATION OF ALL SERVICES &
BOUNDARIES PRIOR TO CONSTRUCTION

ASSIGNMENTS

Item	Size	Description	Price
A	25.00	250000, 00.00	0.00



五、本報社址：重慶市打銅街

Principal Robert J. Smith
c/o Camp Hill Area, 22 98
P.O. Box 16, Monroeville, PA 15146
and directly to his cell at
www.kerryandhis.com.au
Tel: (201) 340 8388
Fax: (201) 340 8377

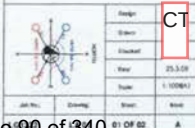
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LOT 6 LOWER MILL ROAD COOROY

CTDI 10

Express
CONEY & ASSOCIATES

LANDSCAPE OPERATIONAL WORKS



Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Allen Johns
Telephone: (07) 3224 5099
Your reference: 2007/1921
Our reference: Appl'n: 10153 Part 1 File No.: BNE21917

CC: Ms CTPI 49-Sch4
Sinclair Knight Merz Pty Ltd
PO Box 246
SPRING HILL QLD 4004

Sunshine Coast Regional Council
Locked Bag 72,
Sunshine Coast Mail Centre, Qld, 4560

Re: Application (No. 2007/1921) for development approval for assessable development to be carried out at 2 Marara Street and 4 Lower Mill Road, Cooroy (Lot 1 on C56021, Lot 1 on RP87371, and Lot 5 on SP173771).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

☒ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The EPA-CLU, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA-CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided .

CTPI 49-Sch4

.....
Signed

18/09/08
.....
Date

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant: Sunshine Coast Regional Council (formerly Noosa Shire Council)

Council Application Number: 2007/1921

EPA Application Number: 10153 Part 1

Date application received by EPA: 17/10/2007

Relevant Laws and Policies: *Environmental Protection Act 1994*

Jurisdiction: Chapter 7, Part 8 *Environmental Protection Act 1994*

Development Description:

Material Change of Use - Woodworkers clubhouse and workshops

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ **the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.**
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

2 Marara Street and 4 Lower Mill Road, Cooroy
(Lot 1 on C56021, Lot 1 on RP87371, and Lot 5 on SP173771)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

R

Conditions of the development approval

At all times while the use continues and the subject land is on the Environmental Management Register (EMR) the applicant must comply with the approved Site Management Plan (SMP) for **Lot 1 on RP87371 and Lot 5 on RP173771** issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit).

Additional comments or advice about the application

n/a

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

RECEIVED

02 OCT 2008

ECSU

30 September 2008

Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001



Officer: Tracy Jones
Direct Telephone: (07) 5449 5228
Response Address: PO Box 141, Tewantin QLD 4565
Email: tracy.jones@sunshinecoast.qld.gov.au
Our Reference: 2007/1921
Your Reference: Appl'n: 10153 Part 1 File No.: BNE21917

Dear Sir

Decision Notice

Integrated Planning Act 1997

Your Department was a referral agency for the above application and provided a response to Council in a letter dated 18 September 2008. On 29 September 2008, Council decided to approve the application in full subject to conditions.

Details of the decision are as follows:

1 APPLICATION DETAILS

Application No: 2007/1921
Street address: 4 Lower Mill Road, Cooroy & 8 Lower Mill Road, Cooroy
Real property description: Lot 1 RP 87371 & Lot 5 SP 173771
Planning Scheme: The Noosa Plan

2 DECISION DETAILS

The following type of approval has been issued:

- Development Permit for Material Change of Use - Industrial Business Type 2 - Production, Alteration, Repackaging & Repairing & Wellbeing Type 2 - Social

3 RELEVANT PERIOD OF APPROVAL

The relevant period for this Development Approval is identified in the Assessment Manager conditions.

4 ASSESSMENT MANAGER CONDITIONS

Land Use

- Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are titled and numbered:

Plan Document No.	Rev.	Plan / Document Name	Date
Plan 1/8		Locality Plan - CTPI 49-Sch4	18 September 2007

Page 1 of 15

Plan 2/8	Site Layout – CTPI 49-Sch4	18 September 2007
Plan 3/8	Perspective – CTPI 49-Sch4	18 September 2007
Plan 4/8	North Elevation – CTPI 49-Sch4	18 September 2007
Plan 5/8	South Elevation – CTPI 49-Sch4	18 September 2007
Plan 6/8	Section North - South – CTPI 49-Sch4	18 September 2007
Plan 7/8	Existing Boundaries – CTPI 49-Sch4	18 September 2007

and as may be amended by these conditions.

2. The development must be undertaken and operated in a manner that causes no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting nuisance or other emissions.
3. The open space and setback areas are to be landscaped in accordance with Council's Policy on Landscaping Guidelines and a properly prepared landscape plan prepared by a suitably qualified Landscape Architect or Horticulturalist and be to the satisfaction of the Chief Executive Officer. Such landscaping is to be completed by 29 September 2010 and shall be maintained at all times thereafter.
4. The riparian buffer area (ie. 30 metre area between the buildings and Cooroy Creek) shall be revegetated to protect the environmental values of Cooroy Creek. A revegetation plan shall be prepared by a suitably qualified Landscape Architect or Horticulturalist and be to the satisfaction of the Chief Executive Officer. Revegetation works are to be completed by 29 September 2010 and maintained at all times thereafter.
5. Existing trees on the site and within road reserves are to be retained, except where required to be removed due to building operations or the conduct of the approved use.
6. Secure bicycle racks shall be provided on site to accommodate a minimum of 6 bicycles. The proposed bicycle racks shall be identified on the landscaping plans and shall be located to the reasonable satisfaction of the Manager, Land Use.
7. A minimum of 2 motorcycle and motorscooter parking spaces shall be provided for the development.
8. The premises are to be identified by the provision of a street number in a prominent location to ensure it is identifiable to all persons, particularly emergency services personnel.
9. Waste storage areas and external storage areas are to be suitably located and screened to protect the amenity of the streetscape.
10. Only goods resulting from the industrial business are sold from the site, with the proportion of floor area used for retail sales and display of goods limited to 20%.
11. Any advertising sign or device is to comply with Council's policies on advertising.
12. The development shall not exceed a maximum height of 2 storeys and 8 metres above natural and finished ground levels.
13. A verification survey of the building is to be carried out by a Licensed Surveyor and a certificate lodged with Council at completion of work confirming compliance with the maximum allowable building height as required by either the conditions of approval or the Planning Scheme.
14. Any new hot water systems installed shall be either solar systems; electric heat pump systems; or gas systems (LPG or natural).

15. Any new kitchen, laundry and bathroom fittings shall comply with the AAA Water Conservation Rating System as defined by the AS/NZS 6400 (Water Efficient Products - Rating and Labelling 2003) and AS/NZS 3500 (National Plumbing and Drainage Standard Part 1.2), with toilets to comply with the AAAA Water Conservation Rating System. All tap ware and shower roses shall not exceed a maximum flow of 9 litres per min. Dishwashers and washing machines are excluded from this requirement.
16. The Development Permit for a material change of use of premises lapses if the use has not happened by 29 September 2012, unless an application to extend the currency is approved by Council.
17. The developer must obtain all of the other Development Permits referred to in the Decision Notice, prior to obtaining a Development Permit for Building Works.

Land Development

Lot Amalgamation

18. All adjoining lots that form part of this application (being Lot 1 on RP87371 and Lot 5 on SP173771) shall be amalgamated into one undivided allotment in accordance with Section 3.7.3 of the Integrated Planning Act and the Plan of Survey submitted for registration at the Land Titles Office. Proof of title being issued for the amalgamated lot shall be submitted to Council prior to the commencement of the use.

River Flooding

19. All buildings proposed on site shall be constructed to comply with Council's Minimum Floor Height requirements at the time of issue of the Building Permit.

In this regard and as an indication only – the development should have a Minimum Floor Height of *RL 106.7* (AHD). These levels however are subject to change and verification shall be made to Council's Land Development Section prior to obtaining a Development Permit for Building Works.

Vehicle Access

20. A vehicular access driveway to service the proposed relocated building shall be constructed from the Lower Mill Road frontage to the proposed concrete carparking area. The driveway shall be sealed where located within the existing gravel carparking area.
21. The driveway shall be designed by an RPEQ (a Registered Professional Civil Engineer who is registered with the Board of Professional Engineers of Queensland) in accordance Council's Planning Scheme Policy 5 – *Engineering Design Standards – Roads, Drainage and Earthworks* and to grades that prevent vehicles from scraping and/or bottoming whilst also allowing pedestrians movements along the footpath without any level difference. Should any driveways be constructed to grades that do not comply with Council's design standards and AS2890.1-2004, Council will require that the driveway be removed and reconstructed to levels that do comply.

These works shall be undertaken by 29 September 2010.

22. As Constructed drawings of the completed driveway shall be certified by an RPEQ for design intent, and a Licensed Surveyor shall certify the cadastre, the location and level. All of which shall be submitted to Council for records purposes.

The data shall be submitted in the Asset Design and As Constructed (ADAC) digital format. (Guidelines on the use of ADAC are available at www.adac.com.au) and hardcopy.

Approval of works shall not be granted until all As Constructed information has been supplied and accepted by Council.

Carparking

23. Carparking shall be provided within the site generally as shown on drawing titled "Site Layout" – Cooroy Lower Mill Site Boiler and Kiln Refurbishment dated 18 September 2007, except as modified herein.
24. A minimum of 10 uncovered carpark spaces shall be provided on site, including 1 clearly defined disabled carpark space.
25. The carparking area shall be designed to comply with the provisions of AS/NZS 2890.1-2004 for user class 1 with allowance for vehicles to enter and leave the site in a forward gear and with a minimum head clearance (headroom) at any point of 2.2m.
26. The carparking area shall be designed by an RPEQ (a Registered Professional Civil Engineer who is registered with the Board of Professional Engineers of Queensland) in accordance Council's Planning Scheme Policy 5 – *Engineering Design Standards – Roads, Drainage and Earthworks* with a sealed surface.

These works shall be undertaken by 29 September 2010.

27. All carparking shall be kept, maintained and line-marked in a condition fit for use.
28. All vehicles shall enter and leave the site in a forward direction.
29. As Constructed drawings of the completed carparking area shall be certified by an RPEQ for design intent, and a Licensed Surveyor shall certify the cadastre, the location and level. All of which shall be submitted to Council for records purposes.

The data shall be submitted in the Asset Design and As Constructed (ADAC) digital format. (Guidelines on the use of ADAC are available at www.adac.com.au) and hardcopy.

Approval of works shall not be granted until all As Constructed information has been supplied and accepted by Council.

Roof Water & Stormwater Drainage

30. Roof runoff from any new building shall be directed to a rainwater storage system or tank that is installed to ensure water from the rainwater storage system or tank is used for external uses (such as watering gardens, irrigation, ornamental ponds, outdoor cleaning, etc) and for internal (ground floor) use in washing machine cold taps and toilet cisterns. All rainwater tanks are to be designed and installed in accordance with the Queensland Development Code (QDC) current at the time of building approval, and shall be part of the plumbing application for approval. The location and capacity of the tanks shall be clearly shown on the plans submitted for Building Works and Operational Works approval and any overflow shall be discharged on site.
31. To ensure that polluted run-off does not enter Council's stormwater drainage system or any adjoining waterways, stormwater run-off from the carparking areas and the driveways shall have the first flush (the first 12 mm of rainfall or hose-down) collected in a grease/oil arrestor/gross pollutant trap provided on site prior to being permitted to discharge into Council's drainage system or the adjoining waterway.

All other clean stormwater, such as roof water, can be collected on site and discharged through a single underground drain line, bypassing the grease/oil arrestor/gross pollutant trap. To this end, a detailed maintenance plan shall be prepared for the proposed grease/oil arrestors/gross pollutant trap, which shall be submitted to the Council for records purposes prior to the commencement of the use.

The approved maintenance plan shall be incorporated in the ongoing maintenance plan for the development and a copy of this shall be provided for Council's records prior to commencement of the approved Use.

32. All stormwater drainage (including roof water overflow from the rainwater storage system) shall be discharged so there is no net increase in stormwater runoff from the site. Stormwater drainage permitted to drain from the site shall be discharged so as not to cause scour or erosion to the subject site or to the banks of Six Mile Creek.
33. All site stormwater drainage shall be by means of a gravity system.

Sewer Mains

34. The site shall be connected to Council's existing sewerage reticulation systems and be constructed in accordance with Council's standards and requirements at no cost to Council.

Town Water Supply

35. The site shall be connected to Council's existing town water supply and be constructed in accordance with Council's standards and requirements at no cost to Council.
36. Each individual water connection to the water reticulation system shall extend to the property boundary and be metered. All fees for the supply of water meters shall be paid to the Council.
37. All water meters must be located outside the property boundary and in an easily assessable location to facilitate unhindered reading by Council and/or Council's contracted water meter readers, and not behind fences or locked gates. In this regard approval of the water meter configuration and location must be obtained from Council's Water & Sewerage Capital Works Manager prior to lodgement and approval of hydraulic drawings.
38. For Multiple Uses (including Building Format Plans, Group Title Plans, etc) the development shall be served by:
 - A single Body Corporate water meter to measure the total water consumption (including fire hose reels, but excluding fire hydrants and fire sprinkler systems), and
 - Individual water meters to each tenement capable of being separately rated, and
 - A fire service (fully testable single detector check with metered bypass), where applicable, for flows to fire hydrants and fire sprinkler systems (excluding fire hose reels).

Erosion and Sediment Control

39. Any person acting on this permit shall prevent erosion and sediment export from leaving the site. Site control measures such as silt fencing, controlled gravel access to the site and controlled disposal of waste, will be necessary.

In this regard plans detailing the methods of controlling erosion and sediment are required to be submitted to the Council for approval prior to obtaining a Development Permit for Operational Works.

General

40. Any damage caused to any public utility during the course of construction shall be repaired to Council's standards and at no cost to Council.
41. Any alteration of any public utility or other facilities necessitated by the development of the land or associated construction works external to the site shall be at no cost to Council.
42. The transportation of all materials to and from the site shall be undertaken in a manner such that no particle matter escapes onto a public road. All vehicles carrying materials either to or from the site shall be covered to prevent materials including dust being windblown from the vehicle.

Environmental Health

43. The developer must provide waste storage and disposal facilities in accordance with Planning Scheme Policy No. 9 "Waste Management Multi-Dwellings and Commercial and Industrial Premises", including an external imperviously paved area correctly sized for all refuse and recycling containers and suitably screened from public places and neighbouring properties. A bin wash area is required with a cold-water tap, hose and drain outlet connected to sewer, via a bucket trap. The drain outlet is to be designed to prevent storm water entry to the sewerage system and this can be achieved with a nib wall 50mm high and up to 700mm x 700mm wide (max 0.5m²), or alternatively the waste area can be roofed, or any other design approved by Council.
44. Refuse containers must be provided in accordance with the requirements of the Environmental Protection (Interim Waste) Regulation 1996 and (Waste Management) Regulation 2000, for the storage and collection of refuse.
45. A Waste Management Plan (Operational) in accordance with Planning Scheme Policy No. 9 "Waste Management Multi-Dwellings and Commercial and Industrial Premises", must be submitted for the day-to-day operation of the development and approved by Council's Health Section prior to issue of development permit for operational works.

It is critical that waste areas are properly planned. A copy of Planning Scheme Policy No. 9 explaining exactly how to predict waste quantities and design waste areas is available from Council and the web. The Plan shall include the following information: -

- The types of waste that will be generated from the activities approved within the development.
- Estimated volumes or tonnage of both recyclables and waste generated.
- Methods to be used for dealing with garden waste.
- Initiatives to minimize waste either by waste prevention, reduction, re-use or recycling.
- Description of procedures for getting all waste to the bins; the storage of bins and the collection of bins by the contractor.
- A description of the design details of waste storage and recycling areas including size, location, elevation and floor plan, methods of bin washing and system to prevent storm water getting into sewer via the bin wash.
- A description of types and volume of waste storage containers to be used.
- The waste and recycling storage area shall include the provision of containers for all waste and recycling materials including putrescible matter, non-recycling waste, paper/ cardboard, glass, aluminium/steel cans, waste oil, styrofoam boxes, etc, and bin washing facilities connected to sewer.
- A detailed description of vehicular access to collect waste. Where collection is off street, access must allow vehicles to enter and leave the site in a forward direction.

5 REFERRAL AGENCY CONDITIONS

The referral agencies applicable to this application are:

Referral Trigger	Referral Status	Referral Agency	Referral Address
Site is within 400m of public passenger transport facility & Site abuts railway corridor land.	Concurrence	Queensland Transport	Transport Planning Branch GPO Box 213 BRISBANE QLD 4001

Page 6 of 15

Part of site identified as contaminated land	Concurrence	Environmental Protection Agency	Contaminated Land Unit GPO Box 2771 BRISBANE QLD 4001
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A copy of any referral agency conditions is attached.

6 APPROVED PLANS/DOCUMENTS

The approved plans and / or documents for this development approval are listed in the following table:

Plan / Document No.	Rev.	Plan / Document Name	Date
Plan 1/8		Locality Plan – CTPI 49-Sch4	18 September 2007
Plan 2/8		Site Layout – CTPI 49-Sch4	18 September 2007
Plan 3/8		Perspective – CTPI 49-Sch4	18 September 2007
Plan 4/8		North Elevation – CTPI 49-Sch4	18 September 2007
Plan 5/8		South Elevation – CTPI 49-Sch4	18 September 2007
Plan 6/8		Section North - South – CTPI 49-Sch4	18 September 2007
Plan 7/8		Existing Boundaries – CTPI 49-Sch4	18 September 2007

7 ADVISORY NOTES

The following Advisory Notes are for information purposes only and do not form conditions of approval:

- The applicant is advised that development contributions and infrastructure charges applicable to this development approval have been based on the following Uses Class/ Uses and applicable quantities:-

Existing Development		Approved Development	
Existing Use Class / Use	Existing Quantity	Approved Use Class / Use	Approved Quantity
Detached House credit for water only	Vacant Land	Industrial Business Type 2, Wellbeing Type 2	150m2

- The applicant is informed that payment of the following Infrastructure Charge and contribution amounts as at **June 2008** have been waived in accordance with Council's Policy for *Rate Rebates and Waiver of Fees for Community Organisations*:

Contribution Required For:	Amount:
PSP12 – Public Open Space Contributions (Park)	\$439
PSP16 – Sewerage Headworks Contributions	\$2,689
PSP17 – Water Supply Headworks Contributions	\$10,245
PSP20 – Pathway Trunk Network Contributions	\$67
TOTAL Contribution Amount =	\$13,440

3. We advise 'interested parties' i.e. 'developer', 'owner', 'tenant' to consider their responsibilities under the Disability Discrimination Act (DDA) in regard to the installation of disabled access and the provision of disabled facilities, and that access to this building and the provision of sanitary facilities may need to comply with the requirements of Section D Part D3 and Section F Clause F2.4 of the Building Code of Australia.
4. Pursuant to the Building and Construction Industry (Portable Long Service Leave) 1991 Act if the cost of operational works exceeds \$80,000, then a portable long service leave levy is required to be paid. In accordance with Section 77.(1) of the Act, Council is required to sight the approved form issued by the Building and Construction Industry (Portable Long Service Leave) Authority that confirms that the requirements of the Act have been satisfied. A statutory declaration outlining the cost of the operational works must be submitted to Council with the lodgement of any application for operational works over the site.
5. The development should be undertaken and operated in a manner that causes no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting, air-borne hazards, atmospheric pollutants (including dust or odours) nuisance or any other emissions in accordance with the nuisance provisions of the Environmental Protection Regulation 1998 or Council's Local Law No. 12 – Control of Nuisances.
6. Noise from building works associated with commercial and or industrial development should comply with the following –
 - 6.1. Limited to between 7:00am to 6:30pm Monday to Saturday.
 - 6.2. All reasonable measures are taken to minimise noise emissions.
 - 6.3. Not permitted on Sunday or public holidays.
7. In accordance with the Environmental Protection (Water) Policy 1997, all sand, silt, mud, paint, cement, concrete, builder's waste or rubbish should not be permitted to enter or be placed where it could reasonably be expected to move into a roadside gutter, storm water drain or a watercourse. On the spot fines apply for such offences.

Aboriginal Cultural Heritage Act 2003

There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The ACH Act establishes a cultural heritage duty of care which provides that: "*A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage*". It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land and Resources Tribunal, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Co-ordination Unit on 07 3238 3838 to discuss any obligations under the *ACH Act*.

8 PROPERTY NOTES

Not applicable

9 PRELIMINARY APPROVAL OVERRIDING SCHEME

Not applicable

10 FURTHER DEVELOPMENT PERMITS REQUIRED

Type of Development Permit required	Subject of the required Development Permit
Development Permit for Building Works	All Building Works

11 SELF ASSESSABLE CODES

Not applicable

12 SUBMISSIONS

Not applicable

13 REASONS / GROUNDS FOR APPROVAL DESPITE CONFLICT WITH SCHEME

Not applicable

14 RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Integrated Planning Act 1997* is attached.

During the appeal period, you as the applicant may make written representations to Council about the conditions contained within the development approval. If Council agrees or part agrees with the representations, a "negotiated decision notice" will be issued. Only one "negotiated decision notice" may be given. Taking this step will defer your appeal period, which will continue after Council makes its decision. (Refer to sections 3.5.17 and 3.5.18 of the *Integrated Planning Act 1997*).

15 OTHER DETAILS

Should you wish to obtain more information about Council's decision electronic copies are available on line at www.sunshinecoast.qld.gov.au, or at Council Offices.

Yours faithfully,

CTPI 49-Sch4

Kerri Coyle
MANAGER – LAND USE

Sunshine Coast
Regional Council

**Referral Agency Conditions –
Queensland Transport**

INTEGRATED PLANNING ACT 1997 & 1998 REGULATION



**Queensland
Government**

15 October 2007

Chief Executive Officer
Noosa Council
PO Box 141
TEWANTIN QLD 4565

Queensland Transport

Attention: Ian Haycroft

Concurrence Agency Response—Integrated Planning Act 1997 (IPA) s3.3.16

Application for: Development Permit for a Material Change of Use (Industrial Business Type 2 and Wellbeing) and a Reconfiguration of a Lot (Boundary Realignment and Extinguishing Easement)

Location: 2 Marara Street, Cooroy, Marara Street Cooroy & S Lower Mill Road
Cooroy
Lot 1 C56021, Lot 1 RP87371 & Lot 5 SP173771
Noosa Council

I refer to the application received by this department on 09 October 2007 seeking approval for the above proposal as indicated on all received plans and supporting documents received and those specifically relevant as listed in the table below.

Plan Number	Plan Name	Plan Date
2/8	Site Layout	18 September 2007

An assessment of the proposed development on Queensland Transport's jurisdiction, namely the increased integration between land use and transport (s8A of the *Transport Planning and Coordination Act 1994*) and safety and operational integrity of railways and future railways (s258 of the *Transport Infrastructure Act 1994*) has been completed. It is advised that the department has no requirements on the proposal. A copy of this letter has been sent to the applicant.

Yours sincerely

CTPI 49-Sch

Peter Kolston

A/Principal Advisor (Planning)

Integrated Transport Planning
Transport Planning
Floor 12 Cromwell House
200 Mary Street Brisbane Queensland 4000
GPO Box 213 Brisbane Queensland 4001
ABN 13 200 330 520

Our ref 890/1159 BRIS-1191 P25147
Your ref 2007/1921
Enquiries Dan Daley (Planner)
Telephone +61 7 3117 5541
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Website www.transport.qld.gov.au
Email idasenquiries@transport.qld.gov.au

Council Application Number	2007/1921
EPA Application Number	10153 Part 1

Concurrence agency response
Sections 3.3.16 and 3.3.18 Integrated Planning Act 1997

Applicant:	Sunshine Coast Regional Council (formerly Noosa Shire Council)
Council Application Number:	2007/1921
EPA Application Number:	10153 Part 1
Date application received by EPA:	17/10/2007
Relevant Laws and Policies:	<i>Environmental Protection Act 1994</i>
Jurisdiction:	Chapter 7, Part 8 <i>Environmental Protection Act 1994</i>

Development Description:

Material Change of Use - Woodworkers clubhouse and workshops

where.

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity
- ☒ the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued

at the following place(s):

2 Marara Street and 4 Lower Mill Road, Cooroy
(Lot 1 on C56021, Lot 1 on RP87371, and Lot 5 on SP173771)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above

The concurrence agency response is that

- ☒ conditions must attach to any development approval
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

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Council Application Number	2007/1921
EPA Application Number	10153 Part 1

Conditions of the development approval

At all times while the use continues and the subject land is on the Environmental Management Register (EMR) the applicant must comply with the approved Site Management Plan (SMP) for Lot 1 on RP87371 and Lot 5 on RP173771 issued under the *Environmental Protection Act 1994* by the Environmental Protection Agency (Contaminated Land Unit)

Additional comments or advice about the application

n/a

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

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The following is an extract from the *Integrated Planning Act* (Chapter 4).

Division 8 - Appeals to court relating to development applications

Appeals by applicants

4.1.27.(1) An applicant for a development application may appeal to the court against any of the following-

- (a) the refusal, or the refusal in part, of a development application;
- (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6;¹
- (c) the decision to give a preliminary approval when a development permit was applied for;
- (d) the length of a currency period;
- (e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the "applicant's appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

Appeals by submitters

4.1.28.(1) A submitter for a development application may appeal to the court about-

- (a) the giving of a development approval, including any conditions (or lack of conditions) or other provisions of the approval; or
- (b) the length of a currency period for the approval.

(2) The appeal must be started within 20 business days (the "submitters appeal period") after the day the decision notice or negotiated decision notice is given to the submitter.

(3) If a person withdraws a submission before the application is decided, the person may not appeal the decision.

(4) If an application involves both impact assessment and code assessment, appeal rights for submitters are available only for the part of the application involving impact assessment.

(5) If an application is processed under section 6.1.28(2), appeal rights for submitters for the application are available only for the aspects of the development that would have required public notification under the repealed Act.

(6) If an application involves assessment against a concurrence agency code, appeal rights for submitters for the application are not available against the part of the approval that represents the concurrence agency's response for the code.

Appeals by advice agency submitters

4.1.29.(1) An advice agency may, within the limits of its jurisdiction, appeal to the court about the giving of a development approval for a development application if-

- (a) the development application involves impact assessment; and
- (b) the advice agency told the applicant and the assessment manager to treat its response to the application as a submission for an appeal.

(2) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

Appeals for matters arising after approval given (co-respondents)

4.1.30.(1) For a development approval given for a development application, a person to whom any of the following notices have been given may appeal to the court against the decision in the notice-

- (a) a notice giving a decision on a request for extension of the currency period for an approval;
- (b) a notice giving a decision on a request to make a minor change to an approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Subsection (1)(a) does not apply if the approval resulted from a development application (superseded planning scheme) that was assessed as if it were an application under a superseded planning scheme.

(4) Also, a person who has made a request mentioned in subsection (1) may appeal to the court against a deemed refusal of the request.

(5) An appeal under subsection (4) may be started at any time after the last day the decision on the matter should have been made.

¹ Section 3.1.6 (Preliminary approval may override local planning instrument)

Division 9 - Appeals to court about other matters

Appeals for matters arising after approval given (no co-respondents)

4.1.31.(1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice-

- (a) a notice giving a decision on a request to change or cancel a condition of a development approval.
- (b) a notice under section 6.1.44² giving a decision to change or cancel a condition of a development approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Also, a person who has made a request mentioned in subsection (1)(a) may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

Appeals against decisions to change approval conditions under the repealed Act

4.1.33A.(1) A person who is dissatisfied with a decision made on an application to change the conditions attached to an approval given under section 2.19(3) or section 4.4 of the repealed Act may appeal to the court against-

- (a) the decision; or
- (b) a deemed refusal of the application.

(2) An appeal under subsection (1)(a) must be started within 20 business days after the day notice of the decision is to be given to the person.

(3) An appeal under subsection (1)(b) may be started at any time after the last day a decision on the matter should have been made.

Appeals against local laws

4.1.33B.(1) An applicant who is dissatisfied with a decision of a local government or the conditions applied under a local law about the use of premises or the erection of a building or other structure permitted by the planning scheme may appeal to the court against the decision or the conditions applied.

(2) The appeal must be started within 20 business days after the day notice of the decision is given to the applicant.

For Building Works Only

Rights of appeal conferred by Section 4.2.9 of the *Integrated Planning Act 1997* as follows:

Division 3 - Appeals to tribunals relating to development applications

Appeals by applicants

4.2.9(1) An applicant for a development application may appeal to the Building and Development Tribunal against any of the following-

- (a) the refusal, or the refusal in part, of a development application;
- (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6;³
- (c) the decision to give a preliminary approval when a development permit was applied for;
- (d) the length of a period mentioned in section 3.5.21 currency period;
- (e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the "applicant's appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

The Registrar for the Building and Development Tribunal may be contacted at the website <http://www.localgovernment.qld.gov.au/>

For Infrastructure Charges Only

4.1.36 Appeals about particular infrastructure charges

(1) This section applies to a person who has been given, and is dissatisfied with, an infrastructure charges notice or a regulated State infrastructure charges notice.

(2) The person may appeal to the court against the notice.

(3) The appeal must be started within 20 business days after-

- (a) if the notice is given because of a development approval or master plan approval-the day the applicant is given notice of the decision about the approval; or
- (b) otherwise-the day the notice is given to the person.

(4) An appeal under this section may only be about-

- (a) whether a charge in the notice is so unreasonable that no reasonable relevant local government, State infrastructure provider or coordinating agency could have imposed it; or
- (b) an error in the calculation of the charge.

(5) To remove any doubt, it is declared that an appeal under this section can not be about the methodology used to establish the charge in the

² Section 6.1.44 (Conditions may be changed or cancelled by assessment manager or concurrence agency in certain circumstances)

³ Section 3.1.6 (Preliminary approval may override local planning instrument)

relevant infrastructure charges schedule or
regulated State infrastructure charges schedule.

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If telephoning or calling please ask for:

Denis Wallace, 5449 5179
Email: dwallace@noosa.qld.gov.au
Application Ref: 2006/2684
Your Ref:

BNE21917

BNE2007/14248

1PA 10159 part 4 file 902328

21 November 2007

Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Dear Sir/Madam,

Re: Application for a Development Approval for Material Change of Use for Industrial Business Type 2 and Environmentally Relevant Activities (ERA's) Type 23 (Abrasive Blasting), Type 24 (Boiler Making or Engineering) and Type 25 (Metal Surface Coating) situated at 9 & 15 Lower Mill Road Cooroy described as Lots 1 & 2 SP 173771

Your Department was a referral agency for the above application and provided a response to Council in a letter dated 19 October 2007. On 21 November 2007, Council decided to approve the application, subject to conditions.

Details of the decision are contained in the attached Decision Notice.

Should you wish to obtain more information about Council's decision, please do not hesitate to contact Denis Wallace on the above telephone number.

Yours faithfully,

CTPI 49-Sch4

Denis Wallace
ASSISTANT PLANNING OFFICER



Award Winner - Australian Clean Beach
Challenge 2004 Litter Prevention

NOOSA COUNCIL

ABN 97 969 214 121
9 Pelican Street, Tewantin PO Box 141, Tewantin Q 4565
Phone: 07 5449 5200 Fax: 07 5447 1062
Email: mailbox@noosa.qld.gov.au



Form 6 - Decision Notice

INTEGRATED PLANNING ACT 1997, S3.5.15, IDAS DEVELOPMENT APPLICATION

File No: 2006/2684

Date of Decision: 21 November 2007

1. APPLICANT DETAILS

Name: Studio Steel

Postal address: CARE CTPI 49-Sch4
CTPI 49-Sch4

Phone no: CTPI 49-Sch4

Fax no: CTPI 49-Sch4

2. PROPERTY DESCRIPTION

Street address: 9 & 15 Lower Mill Road Cooroy

Real property description: Lots 1 & 2 SP 173771

3. OWNER DETAILS

Name: Noosa Shire Council

Postal address: PO Box 141
TEWANTIN QLD 4565

4. REFERRAL AGENCIES

Referral Agency	Address	Basis
Environmental Protection Agency	GPO Box 2771 BRISBANE QLD 4001	Concurrence

5. APPLICATION TYPE

Development	Development Details	Preliminary Approval	Development Permit
Material Change of Use	Industrial Business Type 2	No	Yes
Environmentally Relevant Activities (ERA'S)	Type 23 (Abrasive Blasting), Type 24 (Boiler Making or Engineering) and Type 25 (Metal Surface Coating)	No	Yes

6. DECISION DETAILS

Council decided to approve the application and grant a Development Permit, subject to conditions.

7. APPLICABLE CODES

The developer must comply with the following codes for self-assessable development related to the development approved under this Development Permit:-

Nil.

8. SUBMISSIONS

Not Applicable.

9. CONDITIONS

The approval is subject to conditions. Noosa Council's conditions are attached.

10. FURTHER DEVELOPMENT PERMITS REQUIRED

Type of Development Permit required	Subject of the required Development Permit
Development Permit for Building Works	All Building Works
Development Permit for Operational Works	Landscaping, carparking and access, frontage works, stormwater drainage, site filling and erosion & sediment control.

11. RIGHTS OF APPEAL

Rights of appeal in relation to this application are attached.

12. ASSESSMENT MANAGER

Name: Noosa Council

Signature:

CTPI 49-Sch4

Date: 21/11/07



Noosa Council Conditions

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

Land Use

1. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are numbered DA2A, DA3A, DA4A, DA5A, DA6A, DA7A, DA8A, DA9A, DA10A, DA11A, DA12A, DA13A, DA14A prepared by Gabriel Poole Architects and dated 14 March 2007 and as may be amended by these conditions.
2. The development must be undertaken and operated in a manner that causes no detrimental effect upon the amenity of the neighbourhood by reason of the creation of excessive noise, lighting nuisance or other emissions.
3. The concrete slab storage area in the northwest corner of the site shall be reduced in size to provide a buffer of at least 1.5 metres from the western boundary setback. Screening vegetation shall be established in this area in accordance with Council's Policy on Landscaping Guidelines.
4. The open space and setback areas of the development are to be landscaped in accordance with Council's Policy on Landscaping Guidelines and a properly prepared landscape plan prepared by a suitably qualified Landscape Architect or Horticulturalist. Such landscaping is to be completed prior to the premises being occupied and maintained at all times thereafter. In this regard, the landscaping plan shall include:
 - 4.1. Screening vegetation shall be established to screen the buildings along the eastern and western boundaries and shall include a range of plantings including understorey plantings and trees with a minimum of 45 litre bag sizes;
 - 4.2. Garden beds including a diverse range of plantings within the front setback area to Lower Mill Road;
 - 4.3. Shade trees to parking areas with a minimum of 100 litre bag sizes; &
 - 4.4. A minimum of 2 additional street trees to Lower Mill Road.
 - 4.5. The existing street tree in the verge of Lower Mill Road that will be affected by the construction of the proposed access driveway shall be relocated or replaced with a similar tree in a more suitable location within the frontage of the site.
5. The height of the wall on the southern boundary shall be reduced along length of the adjacent office building to the height of the skillion roof in that location (from 8.0m to approx. 6.5m high).
6. The length of the southern boundary wall shall be reduced to comply with the 6m front boundary setback.
7. The southern boundary wall shall incorporate artwork as indicated on approved plan DA14A, prepared by Gabriel Poole Architects and dated 14 March 2007, appropriately scaled to reflect the wall amendments detailed above.
8. Any advertising sign or device is to comply with Council's policies on advertising.
9. A security fence no less than 1.8 metres in height shall enclose the rear and side boundaries of the site, where applicable, and prevent unauthorised access to all outdoor parts of the site used for the Industrial Business.
10. Any retail sales conducted from the site shall be ancillary to the Industrial Businesses, with only goods resulting from the Industrial Businesses being sold. The portion of gross floor area used for retail sales and display of goods for sale shall not exceed 20%, calculated individually for each tenancy.
11. Any external storage areas and plant and equipment shall be appropriately screened from the street and surrounding public areas.
12. Stored material outside of the building shall not exceed 4 metres in height.

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13. Secure bicycle racks shall be provided on site to accommodate a minimum of 16 bicycle parking spaces and 8 storage lockers shall be provided on site, as indicated on the approved plans.
14. The proposed development shall have all kitchen, laundry and bathroom fittings that comply with the AAA Water Conservation Rating System as defined by the AS/NZS 6400 (Water Efficient Products - Rating and Labelling 2003) and AS/NZS 3500 (National Plumbing and Drainage Standard Part 1.2), or higher, with toilets to comply with the AAAA Water Conservation Rating System. All tap ware and shower roses shall not exceed a maximum flow of 9 litres per min.
15. Security in the form of a cash bond or trading bank guarantee to the sum of **\$20,000** must be submitted, to secure performance of all conditions of this approval, prior to the issue of a Development Permit for Operational works. The cash bond or trading bank guarantee will be returned on performance of the conditions of approval less any costs incurred by Council in respect of enforcing performance of this permit.
16. The Development Permit for a material change of use of premises lapses if the use has not happened by 21 November 2011, unless an application to extend the currency is approved by Council.

Land Development

Lot Amalgamation

17. All separate, adjoining lots that form part of this application shall be amalgamated into one undivided allotment in accordance with Section 3.7.3 of the Integrated Planning Act and the Plan of Survey submitted for registration at the Land Titles Office. Proof of title being issued for the amalgamated lot shall be submitted to Council prior to the issue of the Development Permit for Operational Works.

Flooding

18. As an indication only – the “habitable rooms” within the development should have a Minimum Floor Height of *RL 106.95* (AHD). These levels however are subject to change and verification shall be made to Council’s Land Development Section prior to obtaining a Development Permit for Building Works.

The applicant should note that compliance with these levels does not necessarily require the site to be filled as an equal result can be achieved by suspending the lower levels of the building as opposed to filling. To this extent excessive filling should be avoided to prevent any impacts on neighbouring properties and minimum floor levels should be strictly adhered to without building higher than is actually needed to prevent flooding.

Vehicle Access

19. A vehicular access driveway to serve the development shall be constructed from the Lower Mill Road frontage of the site in accordance with IPWEAQ standard drawing No.R-0051 with a maximum width of 6.0m at the property boundary.
20. In order to protect Council’s infrastructure the vehicle access driveway shall be either:
 - i. Located a minimum of 1.5 metres from the centre of the existing sewer manhole and stormwater pit and that the edge of the driveway include a kerb barrier to prevent vehicles inadvertently running over the manhole/stormwater pit, or
 - ii. If the manhole and stormwater pit are located within the driveway, that the lid and surround be replaced with heavy duty trafficable lids (Class D), that the surface of the manhole/stormwater pit be flush with the driveway and be free draining in accordance with Council’s standards.

The location of the existing sewer manhole and stormwater pit and any proposed modifications to the existing sewer manhole and stormwater pit shall be clearly shown on any plans submitted for Operational Works approvals.

21. The driveway shall be designed and constructed to Council’s design standards and to grades that prevent vehicles from scraping and/or bottoming whilst also allowing pedestrians movements along the footpath without any step or level difference. Should any driveways be constructed to grades that do not comply with AS/NZS 2890.1-2004 and AS2890.2-1989, Council will require that the driveway be removed and reconstructed to levels that do comply.

Please note, a step between the driveway and the footpath shall be avoided, as it is preferred to have the footpath continue at a constant grade to minimise the potential for pedestrians to trip or fall.

22. To ensure pedestrian safety between vehicles exiting the site and pedestrians on the footpath, the driveway and any associated fencing or vegetation near the driveway shall comply with the minimum sight line requirements as defined in AS2890.1, section 3.2.4. The applicant shall demonstrate compliance by illustrating these sight lines on the plans submitted for both Operational Works approval and Building Works approval.

23. All vehicles shall enter and leave the site in a forward direction.

Loading Areas

24. The semi-trailer loading bay and the truck parking area indicated on drawing number DA2A prepared by GEPDC and dated 14 March 2007 shall be suitably linemarked and sign posted. The type and extent of the linemarking and sign posting shall be clearly indicated on any plans submitted for Operational Works approval.

Car Parking

Off Street

25. Carparking shall be provided within the site generally as shown on drawing number DA2A prepared by GEPDC and dated 14 March 2007, except as modified herein.
26. A minimum of 19 uncovered carpark spaces shall be provided on site, including 1 clearly defined disabled carpark space.
27. The carparking area shall be designed to comply with the provisions of AS/NZS 2890.1-2004 for user class 1 for staff and user class 2 for customers with allowance for vehicles to enter and leave the site in a forward gear and with a minimum head clearance (headroom) at any point of 2.2m.
28. The proposed turning areas at the end of the aisle that serves proposed carpark spaces 1-5 and 8-19 shall be line-marked with chevrons and have the words "No Parking" painted on the pavement. A sign shall also be provided to indicate that the area is a "Turning Area Only" and that "No Parking is Permitted".
29. All carparking shall be kept, maintained and line-marked in a condition fit for use.
30. All staff carpark spaces (user class 1) shall be clearly defined by line marking each space with the words "Staff Parking Only" and by sign posting each space with a similar wording.

Frontage Works

31. Footpath improvements such as topsoiling, grassing, and tree planting are required to the Lower Mill Road frontage of the site in accordance with Planning Scheme Policy PSP03 *Landscaping Plants & Guidelines*. Grass shall be couch, free of weeds.
32. A new 1.5m wide concrete path shall be constructed along the Lower Mill Road frontage of the site in accordance with Council's design standards and to an alignment that protects any significant vegetation or any underground services.
33. All paths, driveways and parking areas shall be designed and constructed to ensure pedestrian safety using non-slip materials, to produce an evenly graded surface finish, and to be in accordance with the Disability Discrimination Act 1992 and Australian Standard 1428.1 Design for Access & Mobility.
34. All redundant vehicular crossings to the site shall be removed and replaced by kerb & channel, footpath paving and landscaping such as trees and grasses in accordance with Council's Standard specifications prior to commencement of the use permitted by this permit.

Roof Water & Stormwater Drainage

35. Roof runoff from any new building shall be directed to a rainwater storage system or tank (minimum storage the greater of 5000 litres or 15 litres/m² of roof area) that is installed to ensure water from the tank is used for external uses (such as watering gardens, irrigation, outdoor cleaning, etc) and for use in flushing of toilets internal to the building. All rainwater tanks are to be designed and installed in accordance with the Queensland Development Code (QDC), Part 25 – *Rainwater Tanks*, and shall be part of the plumbing application in conjunction with the building approval. The location and capacity of the tanks shall be clearly shown on the plans submitted for Building Works / Operational Works approval and any overflow shall be directed to the stormwater drainage system.
36. All stormwater drainage (including roof water overflow from the rainwater storage system) shall be collected and discharged so there is no net increase in stormwater runoff from the site. Stormwater drainage permitted to drain from the site shall be discharged to Council's existing drainage structures in inside the site.

Plans of the drainage design shall be prepared by a Registered Professional Civil Engineer and submitted to Council prior to obtaining a Development Permit for Operational Works.

37. To ensure that polluted run-off does not enter Council's stormwater drainage system, stormwater run-off from the carparking areas and the driveways shall have the first flush (the first 12 mm of rainfall or hose-down) collected in a grease/oil arrestor/gross pollutant trap provided on site prior to being permitted to discharge into Council's drainage system.

All other clean stormwater, such as roof water, can be collected on site and discharged through a single underground drain line directly into the existing drainage system, bypassing the grease/oil arrestor/gross pollutant trap.

To this end, a detailed maintenance plan shall be prepared for the proposed grease/oil arrestors/gross pollutant trap, which shall be submitted to the Council for approval prior to obtaining a Development Permit for Operational Works.

The approved maintenance plan shall be incorporated in the ongoing maintenance plan for the development and a copy of this shall be provided for Council's records prior to commencement of the approved Use.

A Development Permit for Building Works shall not be granted until a Development Permit for Operational Works has been issued in regard to the drainage scheme.

38. In regard to the proposed on site infiltration from the carparking area, the applicant shall submit a report prepared by a suitably qualified geotechnical engineer with any application for Operational works approval. The report shall indicate that the existing soil types and site conditions have the capacity to cater for the proposed infiltration from the carparking area. Should the report indicate that the existing soil types and site conditions do not have the capacity to cater for the proposed infiltration the relevant sections of the carparking area shall be sealed and drained to the site drainage system.

39. All site stormwater drainage shall be by means of a gravity system.

Sewer Mains

40. The site shall be connected to Council's existing sewerage reticulation systems and be constructed in accordance with Council's standards and requirements at no cost to Council.

Town Water Supply

41. The site shall be connected to Council's existing town water supply and be constructed in accordance with Council's standards and requirements at no cost to Council.

42. Each individual water connection to the water reticulation system shall extend to the property boundary and be metered. All fees for the supply of water meters shall be paid to the Council.

43. All water meters must be located outside the property boundary and in an easily assessable location to facilitate unhindered reading by Council and/or Council's contracted water meter readers, and not behind fences or locked gates. In this regard approval of the water meter configuration and location must be obtained from Council's Water & Sewerage Capital Works Manager prior to lodgement and approval of hydraulic drawings.

44. For Multiple Uses (including Building Format Plans, Group Title Plans, etc) the development shall be served by:

44.1. A single Body Corporate water meter to measure the total water consumption (including fire hose reels, but excluding fire hydrants and fire sprinkler systems), and

44.2. Individual water meters to each tenement capable of being separately rated, and

44.3. A fire service (fully testable single detector check with metered bypass), where applicable, for flows to fire hydrants and fire sprinkler systems (excluding fire hose reels).

Service Easements

45. No building or other structure shall be constructed or encroach over an easement.

In this regard that part of the "wing" wall of the front of the proposed shed 1 and the proposed rainwater storage tanks shown on drawing number DA2A prepared by GEPDC and dated 14 March 2007 shall be located clear of the easements within the site.

Earthworks

46. Earthworks required on site shall be carried out in accordance with Council's Planning Scheme Policy 5 *Engineering Design Standards – Roads, Drainage and Earthworks* so as not to cause the additional ponding of water on any adjoining lands or the blockage of, or interference with, any natural watercourses.

This may require the design and construction of drainage pipes and/or an overland flow-path within the development site that caters for drainage from the adjoining sites for a design storm with an Average Recurrence Interval of 1 in 100 years. A private easement for the Drainage of Water encompassing the drainage pipes or overland flow-path will also be required. In this regard a Development Permit for Operational Works shall be obtained.

Should evidence be provided to Council indicating that no additional ponding of stormwater will occur on the adjoining properties the requirement for the drainage pipes, overland flow-path and easement shall not apply.

47. Earthworks carried out on site shall not affect the structural integrity of any of the existing fences, buildings, services or structures that border the development site. Fences that are affected shall be replaced prior to the Building Certifier issuing the Certificate of Classification. In this regard any fences to be replaced shall be clearly shown on the plans submitted for Operational Works approval.

Site Stability

48. A Geotechnical Engineer or similar qualified expert shall assess the soil condition on site, determine the soil classification, establish whether any measures are required to protect the stability of existing adjoining buildings and/or services and/or land, and make recommendations on the type of foundation system(s) best suited for the proposed development. The recommendations of this report shall be incorporated into the design and construction of the proposed development.

Erosion and Sediment Control

49. Any person acting on this permit shall prevent erosion and sediment export from leaving the site. Site control measures such as silt fencing, controlled gravel access to the site and controlled disposal of waste, will be necessary.

In this regard plans detailing the methods of controlling erosion and sediment are required to be submitted to the Council for approval prior to obtaining a Development Permit for Operational Works.

Contributions Towards Council Infrastructure

50. Monetary contributions shall be paid to Noosa Council towards the cost of providing and/or upgrading various infrastructure at the rates applicable at the time of payment. An estimate only of the contribution amounts under the current Council policies and requirements is outlined in the table below:

Contribution Required For:	Amount:
PSP16 – Sewerage Headworks Contributions	\$6,608
PSP20 – Pathway Trunk Network Contributions	\$6,127
TOTAL Contribution Amount =	\$ 12,735
Please note, that these amounts <u>are all subject to variations</u> in the Consumer Price Index, All Groups Brisbane from June 2007 until the date of payment.	

All contributions must be paid prior to the issue of a Development Permit for Operational Works.

Alternatively a trading bank guarantee shall be submitted to Council plus 20%. Should the contributions not be paid at the due time, Council shall call upon the trading bank guarantee in full.

Processing of bonds for security where specific Council approval has been given for the bonding of contributions will incur an administration fee in accordance with Council's Land Development Commercial & Regulatory Fees at the time of lodgement.

In the event that the Development Permit for Material Change of Use of Premises lapses or is cancelled, the trading bank guarantee will be returned.

General

51. For the following classes of work associated with development, a Development Permit for Operational Works must be obtained prior to commencement of works relating to that class of work. The application may combine any or all of these classes of work:-
- 51.1. Landscaping.
 - 51.2. Access and/or Carparking.
 - 51.3. Stormwater Drainage.
 - 51.4. Frontage Works.
 - 51.5. Site Filling.

51.6. Erosion & Sediment Control

52. A suitably qualified Registered Professional Engineer shall prepare engineering drawings and specifications for all engineering works that will become Council infrastructure, which shall be submitted in conjunction with an application for a Development Permit for Operational Works. In this regard a DXF/DWG file on GDA94 zone 56 grid of the proposed cadastre layout is to be submitted in conjunction with any application for Operational Works.
53. Digital detailed designs including drawings and calculations shall be submitted with any application for a Development Permit for Operational Works in respect of roadworks and stormwater drainage works. The design shall be in accordance with Council's Planning Scheme Policy PSP05 – *Engineering Design Standards – Roads, Drainage and Earthworks*. To avoid conflict with underground pipes or services, all existing and proposed services required by the development shall be shown on the plans.
54. To facilitate production of As Constructed drawings it is suggested that all design drawings are submitted in the Asset Design and As Constructed (ADAC) digital format. (Guidelines on the use of ADAC are available at www.adac.com.au).
55. A construction management plan designed to ensure no damage occurs to Council services shall be prepared by a suitably qualified Registered Professional Engineer and submitted to Council in conjunction with any application for Operational Works.
56. Any damage caused to any public utility during the course of construction shall be repaired to Council's standards and at no cost to Council.
57. Any alteration of any public utility or other facilities necessitated by the development of the land or associated construction works external to the site shall be at no cost to Council.
58. The transportation of all materials to and from the site shall be undertaken in a manner such that no particle matter escapes onto a public road. All vehicles carrying materials either to or from the site shall be covered to prevent materials including dust being windblown from the vehicle.
59. As Constructed drawings and data shall be certified by a qualified experienced Civil Engineer for design intent, and a Licensed Surveyor shall certify the cadastre and the location, level and type of all services and structures. All of which shall be submitted to Council for checking and for Council's records.

The data must fully detail levels for all engineering works including but not limited to drainage structures, finished ground levels and pavement surface levels. The data shall be submitted in the Asset Design and As Constructed (ADAC) digital format. (Guidelines on the use of ADAC are available at www.adac.com.au).
Approval of works shall not be granted until all As Constructed information has been supplied and accepted by Council.

Environmental HealthWaste

60. The developer must provide waste storage and disposal facilities in accordance with Planning Scheme Policy No. 9 "Waste Management Multi-Dwellings and Commercial and Industrial Premises", including an external imperviously paved area correctly sized for all refuse and recycling containers and suitably screened from public places and neighboring properties. A bin wash area is required with a cold-water tap, hose and drain outlet connected to sewer, via a bucket trap. The drain outlet is to be designed to prevent storm water entry to the sewerage system and this can be achieved with a nib wall 50mm high and up to 700mm x 700mm wide (max 0.5m²), or alternatively the waste area can be roofed, or any other design approved by Council.
61. A Waste Management Plan (Operational) in accordance with Planning Scheme Policy No. 9 "Waste Management Multi-Dwellings and Commercial and Industrial Premises", must be submitted for the day-to-day operation of the development and approved by Council's Health Section prior to issue of development permit for operational works.

It is critical that waste areas are properly planned. A copy of Planning Scheme Policy No. 9 explaining exactly how to predict waste quantities and design waste areas is available from Council and the web. The Plan shall include the following information: -
 - The types of waste that will be generated from the activities approved within the development.
 - Estimated volumes or tonnage of both recyclables and waste generated.

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- Methods to be used for dealing with garden waste.
- Initiatives to minimize waste either by waste prevention, reduction, re-use or recycling.
- Description of procedures for getting all waste to the bins; the storage of bins and the collection of bins by the contractor.
- A description of the design details of waste storage and recycling areas including size, location, elevation and floor plan, methods of bin washing and system to prevent storm water getting into sewer via the bin wash.
- A description of types and volume of waste storage containers to be used.
- The waste and recycling storage area shall include the provision of containers for all waste and recycling materials including putrescible matter, non-recycling waste, paper/ cardboard, glass, aluminium/steel cans, waste oil, styrofoam boxes, etc, and bin washing facilities connected to sewer.
- A detailed description of vehicular access to collect waste. Where collection is off street, access must allow vehicles to enter and leave the site in a forward direction.

62. A Waste Management Plan (construction) is required to be submitted in accordance with *Planning Scheme Policy 11, Waste Management Plans* see table below.

Waste storage areas are to provide for adequate separation of all reusable, recyclable and waste materials. These shall be located so that they are convenient and safe to use. (Refer to Noosa Council Waste Management Code)

The Plan shall contain the following information:

- The site area for the storage and separation of waste is to be shown on the plan drawings accompanying the application.
- A waste management table as indicated below is to be completed showing how waste material is to be segregated - recycled - reused or disposed.

MATERIALS ON-SITE			DESTINATION		
Expected materials	waste	Estimated volume (m³)	Re-use and Recycling		Disposal
			On-site *specify proposed re-use or on-site recycling methods	Off-site *specify contractor and recycling outlet	*specify contractor and landfill site or other disposal site
Excavation material					
Green waste					
Bricks					
Concrete					
Timber-please specify					
Plasterboard					
Metals - please specify					
Asbestos					
Other - please specify					

The purpose of the Waste Management Plan is to facilitate the segregation of waste for the effective reuse and recycling of such materials. Additionally Council rewards those who segregate waste by significantly reducing disposal fees at the landfill some items are free. Higher gate fees are charged for loads of mixed waste.

Concurrence Agency Conditions

Noosa Shire Council (Environmental Health) - Environmentally Relevant Activities (ERA's)

DEFINITIONS

'Activity' means the environmentally relevant activity (ERA 23) of *Abrasive blasting – commercially cleaning equipment or structures using a stream of abrasives ... as defined in Schedule 1 of the Environmental Protection Regulation 1998.*

'Activity' means the environmentally relevant activity (ERA24) of *Boiler making or engineering—commercial boiler making, electrical machine manufacturing or building or assembly of agricultural equipment, motorvehicles, trains, trams or heavy machinery... as defined in Schedule 1 of the Environmental Protection Regulation 1998.*

'Activity' means the environmentally relevant activity (ERA 25) of *Metal surface coating – commercial spray painting (other than spray painting motor vehicles), powder coating, enameling, electroplating, anodising or galvanizing in works having an annual throughput of metal products of – (a) less than 2 000t; (b) 2000t or more but less than 10 000t ... as defined in Schedule 1 of the Environmental Protection Regulation 1998.*

"Administering authority" means Noosa Council

'Authorised person' means an authorised person under the Environmental Protection Act 1994.

'Background Noise Level' means the LA90,T being the A-weighted sound pressure level exceeded for 90 percent of the time period not less than 15 minutes using fast response.

A "contaminant" can be:

- (a) a gas, liquid or solid; or
- (b) an odour; or
- (c) an organism (whether alive or dead), including a virus; or
- (d) energy, including noise, heat, radioactivity and electromagnetic radiation; or
- (e) a combination of contaminants

"Environment" includes—

- (a) ecosystems and their constituent parts, including people and communities; and
- (b) all natural and physical resources; and
- (c) the qualities and characteristics of locations, places and areas, however large or small, that contribute to their biological diversity and integrity, intrinsic or attributed scientific value or interest, amenity, harmony and sense of community; and
- (d) the social, economic, aesthetic and cultural conditions that affect, or are affected by, things mentioned in paragraphs (a) to (c).

"Environmental harm" is any adverse effect, or potential adverse effect (whether temporary or permanent and of whatever magnitude, duration or frequency) on an environmental value, and includes environmental nuisance.

"Environmental value" is:

- (a) a quality or physical characteristic of the environment that is conducive to ecological health or public amenity or safety; or
- (b) another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.
- (c) another quality of the environment identified and declared to be an environmental value under an environmental protection policy or regulation.

"Environmental nuisance" is unreasonable interference or likely interference with an environmental value caused by:

- (a) noise, dust, odour, light; or
- (b) an unhealthy, offensive or unsightly condition because of contamination; or
- (c) another way prescribed by regulation.

L_{Amax adj, T}: 'Adjusted Maximum Sound Pressure Level' means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over a time period of not less than 15 minutes, using fast response.

"noise sensitive place" means:

- (i) a dwelling, mobile home or caravan park, residential marina or other residential premises; or
- (ii) a motel, hotel or hostel; or
- (iii) a kindergarten, school, university or other educational institution; or
- (iv) a medical centre or hospital; or

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- (v) a protected area; or
- (vi) park or gardens.

"Uncontaminated Overland Stormwater Flow" and "Uncontaminated Stormwater" refer to Stormwater that does not contain contaminants.

'Premises' means – Lot 2 SP 173771, 15 Lower Mill Road, Cooroy & Lot 1 SP 173771, 9 Lower Mill Road, Cooroy

"Registration Certificate" is a certificate issued in accordance with section 73F of the Environmental Protection Act 1994

"Registered Operator" means the holder of a registration certificate, for a chapter 4 activity, issued under section 73F of the Environmental Protection Act 1994 and in force.

"Waters" includes the bed and banks of waters.

General

63. *Contaminants* must not be released to the environment from this environmentally relevant activity in contravention of this development approval, where the release will or may cause environmental harm.
64. The *registered* operator must keep a copy of the development approval conditions for the activity in a location readily accessible to personnel carrying out this activity.
65. The *registered* operator must ensure that the activities at the premises comply with the development approval conditions.
66. The *registered* operator must not change, extend or otherwise substantially alter the activity without the written approval of the administering authority.
67. The registered operator must not change, replace or operate any plant or equipment installed at the premises if the change, replacement or operation increases, or is likely to substantially increase, the risk of environmental harm.
68. Light sources at the premises must be selected, positioned and/or shielded to prevent obtrusive light outside the boundaries of the premises.
69. The registered operator is required to undertake the activity in compliance with:
 - (i) Australian Standards as relevant,
 - (ii) Industry Guidelines relevant to the activity,
 - (iii) Best practise environmental management.

Noise

70. An acoustic report prepared by a Registered Professional Acoustic Consultant is to be submitted with the application for Registration. The report is to assess all potential noise sources emitted by the activity and demonstrate how the noise limits in Table 1 can be achieved through (but not limited to) the following:
 - i. Building structural design to incorporate acoustic treatments
 - ii. Choice of equipment, specification and attenuation equipment where required
 - iii. Measured levels at a noise sensitive place and certificate of compliance

TABLE 1.
NOISE LIMITS AT A NOISE SENSITIVE PLACE

<i>Period</i>	<i>Noise Level at a Noise Sensitive Place measured as the Adjusted Maximum Sound Pressure Level</i> <i>L_{Amax adj.} T</i>
7 am - 10 pm	Background noise level plus 5 dB(A)
10 pm - 7 am	Background noise level plus 3 dB (A)
<i>Period</i>	<i>Noise Level at a Commercial Place measured as the Adjusted Maximum Sound Pressure Level</i> <i>L_{Amax adj.} T</i>
7 am - 10pm	Background noise level plus 10 db(A)
10 pm - 7 am	Background noise level plus 8 db (A)

71. Where a complaint is made to the administering authority about noise from the activity, the emission of noise from the activity must not exceed the levels specified in Table 1.

Air

72. The registered operator must not release visible contaminants including particulate, dust, smoke, odour, fumes and aerosols beyond the site boundaries.
73. The registered operator must not release contaminants that cause a noxious or offensive odour beyond the site boundaries.
74. No incineration or open burning shall be carried out on site.
75. Abrasive blasting shall not be conducted in such a manner that may cause dust nuisance.
76. Spray painting and/or surface coating is to be conducted at all times in a booth designed and operated in accordance with the relevant Australian Standard and Environmental Protection Policy.
77. Abrasive blasting operations are to be conducted at all times in a booth designed and operated in accordance with the relevant Australian Standard and Environmental Protection Policy. Spent media and contaminants must be fully contained on site and disposed of at a hazardous/regulated waste treatment facility.
78. The design and specification details of the proposed wet blast and spray booth are to be provided to the administering authority at the time of application for Registration.
79. Rubbing down, sanding, shaping is not to be conducted so to create a dust nuisance.

Water

80. The activity shall not be conducted in a manner that may cause the contamination of surface stormwater run-off.
81. Contaminants or contaminated water must not be directly or indirectly released from the premises or to the ground or groundwater at the premises except for:
- (i) uncontaminated overland storm-water flow;
 - (ii) uncontaminated storm-water to the storm-water system;
82. The registered operator must ensure that:
- (i) maintenance and cleaning of equipment is carried out in an area where contaminants cannot be released into storm water drainage, a roadside gutter, a water or onto unsealed ground; and
 - (ii) any spillage of contaminants is cleaned up immediately by a method other than hosing, sweeping or otherwise releasing the contaminants into stormwater drainage, a roadside gutter or a water.
83. Approved drainage must be maintained and installed that separates stormwater from wastewater.

84. Waste water and other liquid waste shall be discharged to the sewer in accordance with Council's Trade Waste Policy, or transported to an approved hazardous waste collection facility. The Registered Operator must comply with the conditions of a current Trade Waste Permit (when available) issued for the site and/or conditions of an approval to transport to an approved hazardous waste facility. Contact Council's Plumbing Services for details of Council's Trade Waste Policy requirements.
85. All chemicals, paints and dangerous goods shall be stored so as not to contaminate stormwater.
86. Spill clean up material is to be held on site in an accessible area to prevent contamination of stormwater.
87. Washing and/or degreasing of oily items is to be undertaken at a facility, which is provided with a wastewater treatment plant connected to sewer.

Waste

88. Where waste is a contaminant, the registered operator must not release waste to the environment, which will or may cause environmental harm or nuisance.
89. The business is required to endeavour to minimise waste produced by the application of the "Waste Hierarchy Principles" which are:
- Waste avoidance
 - Waste re-use
 - Waste recycling
 - Energy recovery from waste
 - Waste disposal
90. Liquid waste, gas cylinders or hazardous fine dust must NOT be placed into a waste service bin or an industrial waste bin. A licenced waste transporter must be used.
91. All solid waste shall be removed to an approved waste disposal facility by a licenced waste transporter.
92. Regulated Waste is to be transported by an authorised Waste Transporter licenced by the Environmental Protection Agency. Waste Transport Certificates are to be completed and processed in accordance with the Environmental Protection Act.
93. Solid and liquid waste shall be stored and disposed of in a manner that will not cause odour nuisance to neighbouring properties.

Monitoring & Reporting

94. A complaints register must be kept at the premises with all complaints received about the activity to be recorded in the register with the following details:
- i) time, date and nature of complaint;
 - ii) type of communication (telephone, letter, personal, etc);
 - iii) name, contact address and contact phone number of the complainant (if the complainant does not wish to be identified then 'not identified' is to be recorded);
 - iv) response and investigation undertaken in response to the complaint;
 - v) name of the person responsible for investigating the complaint; and
 - vi) action taken as a result of the complaint and the investigation and the signature of or under the authorisation of the registered operator.
95. As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be not in accordance with these conditions, the registered operator must notify the administering authority of the release by telephone, facsimile or other means. The notification of emergencies or incidents must include but not be limited to the following:
- i. the registered operator of the activity and property owner;
 - ii. the location of the emergency or incident;
 - iii. the number of the registration certificate;
 - iv. the name and telephone number of the designated contact person;

- v. the time of the release;
- vi. the time the registered operator of the activity became aware of the release;
- vii. the suspected cause of the release;
- viii. the environmental harm and or environmental nuisance caused, threatened, or suspected to be caused by the release; and
- ix. actions taken to prevent any further release and to mitigate any environmental harm and or environmental nuisance caused by the release.

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Local Laws, Policies & State Regulation Requirements

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

THE FOLLOWING ADVICES ARE FOR INFORMATION PURPOSES ONLY AND DO NOT FORM CONDITIONS OF APPROVAL

1. The applicant is advised that a Compliance Permit for all plumbing and drainage works within the boundaries of the development site shall be obtained from Council's Plumbing Services Section prior to obtaining a Development Permit for Building Works.
2. Pursuant to the Building and Construction Industry (Portable Long Service Leave) 1991 Act if the cost of operational works exceeds \$80,000, then a portable long service leave levy is required to be paid. In accordance with Section 77.(1) of the Act, Council is required to sight the approved form issued by the Building and Construction Industry (Portable Long Service Leave) Authority that confirms that the requirements of the Act have been satisfied. A statutory declaration outlining the cost of the operational works must be submitted to Council with the lodgement of any application for operational works over the site.
3. The applicant is advised that development contributions and infrastructure charges applicable to this development approval have been based on the following Uses Class/ Uses and applicable quantities:-

Existing Development		Approved Development	
Existing Use Class / Use	Existing Quantity	Approved Use Class / Use	Approved Quantity
Industrial Zone	2.989 Land Area	Industrial Business – Type 2 – Production, alteration, repackaging and repairing	1,340m ² Use Area

4. The applicant is informed that payment via credit card transaction will not be an acceptable method of payment for development contributions conditioned in this permit or for infrastructure charge notices issued separately.
5. Noise from building works associated with commercial and or industrial development should comply with the following –
 - 5.1. Limited to between 7:00am to 6:30pm Monday to Saturday.
 - 5.2. All reasonable measures are taken to minimise noise emissions.
 - 5.3. Not permitted on Sunday or public holidays.
6. The plans for the proposed building work have not been assessed for compliance with the requirements of the Building Code of Australia as they relate to people with disabilities. Your attention is drawn to the matter that either or both the Disability Discrimination Act 1992 (commonwealth) and the Anti-Discrimination Act 1991(Queensland) may impact on the proposed building work.

Noosa Council recommends that the following matters be considered to address equitable access and facilities in the building:-

- A. The building and environs should be designed to meet the requirements of the Human Rights and Equal Opportunity Commission "Advisory Notes on Access to Premises" and AS1428.2;
 - B. Applicants should be aware that a "Disability Standard on Access to Premises is being developed and most likely will result in changes to the Building Code of Australia;
 - C. Any services and facilities in the building complex must allow independent, dignified and equitable use of the services and facilities for all people.
7. This proposal has not been assessed in relation to the spread of fire between properties / buildings. It is the building certifiers responsibility to assess the requirements for fire services, fire separation and appropriate methods of construction as part of the building works approval process. Referral to the Queensland Fire and Rescue Service (QFRS) may be required as part of the Building Approval process.
8. In accordance with the Environmental Protection (Water) Policy 1997, all sand, silt, mud, paint, cement, concrete, builder's waste or rubbish should not be permitted to enter or be placed where it could reasonably be expected to move into a roadside gutter, storm water drain or a watercourse. On the spot fines apply for such offences.

Environmentally Relevant Activities

Registration Under The Environmental Protection Act is Required

9. A registration Certificate for the Environmentally Relevant Activity is required. An application is required to become a Registered operator to carry out one or more ERA's under Section 73D of the Environmental Protection Act 1994 prior to the activity commencing. An application form is available from Councils Environmental Health Section on ph 54495232 and requires payment of the relevant fee. The following information is to accompany the application:
- (i) Detailed design specifications and drawings of the proposed wet blast and spray booth.
 - (ii) An acoustic report prepared by a Registered Professional Acoustic Consultant which assesses all potential noise sources emitted by the activity and demonstrates how the noise limits in Table 1 are achieved through (but not limited to) the following:
 - a. Building structural design
 - b. Choice of equipment & specification
 - c. Attenuation equipment
 - d. Measured or predicted levels at a noise sensitive place and certificate of compliance

Changes & Alterations

10. Changes, alterations and/or installations of plant and equipment, procedures, and processes associated with the environmentally relevant activity must not occur where such would result in a significant increase in risk to the environment or where such changes, alterations and/or installations would result in an increase of 10% or more in the quantity of any contaminant released to the environment.

Flammable & Combustible Liquids

11. All flammable and combustible material must be stored in accordance with the Dangerous Goods Safety Management Regulation 2001 and Australian Standard - AS1940-2004: "The Storage and Handling of Flammable and Combustible Liquids."



Appeal Rights

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

The following is an extract from the *Integrated Planning Act* (Chapter 4).

Division 8 - Appeals to court relating to development applications

Appeals by applicants

4.1.27.(1) An applicant for a development application may appeal to the court against any of the following-

- (a) the refusal, or the refusal in part, of a development application;
- (b) a matter stated in a development approval, including any condition applying to the development, and the identification of a code under section 3.1.6;¹
- (c) the decision to give a preliminary approval when a development permit was applied for;
- (d) the length of a currency period;
- (e) a deemed refusal.

(2) An appeal under subsection (1)(a) to (d) must be started within 20 business days (the "applicant's appeal period") after the day the decision notice or negotiated decision notice is given to the applicant.

(3) An appeal under subsection (1)(e) may be started at any time after the last day a decision on the matter should have been made.

Appeals by submitters

4.1.28.(1) A submitter for a development application may appeal to the court about-

- (a) the giving of a development approval, including any conditions (or lack of conditions) or other provisions of the approval; or
- (b) the length of a currency period for the approval.

(2) The appeal must be started within 20 business days (the "submitters appeal period") after the day the decision notice or negotiated decision notice is given to the submitter.

(3) If a person withdraws a submission before the application is decided, the person may not appeal the decision.

(4) If an application involves both impact assessment and code assessment, appeal rights for submitters are available only for the part of the application involving impact assessment.

(5) If an application is processed under section 6.1.28(2), appeal rights for submitters for the application are available only for the aspects of the development that would have required public notification under the repealed Act.

¹ Section 3.1.6 (Preliminary approval may override local planning instrument)

(6) If an application involves assessment against a concurrence agency code, appeal rights for submitters for the application are not available against the part of the approval that represents the concurrence agency's response for the code.

Appeals by advice agency submitters

4.1.29.(1) An advice agency may, within the limits of its jurisdiction, appeal to the court about the giving of a development approval for a development application if-

- (a) the development application involves impact assessment; and
- (b) the advice agency told the applicant and the assessment manager to treat its response to the application as a submission for an appeal.

(2) The appeal must be started within 20 business days after the day the decision notice or negotiated decision notice is given to the advice agency as a submitter.

Appeals for matters arising after approval given (co-respondents)

4.1.30.(1) For a development approval given for a development application, a person to whom any of the following notices have been given may appeal to the court against the decision in the notice-

- (a) a notice giving a decision on a request for extension of the currency period for an approval;
- (b) a notice giving a decision on a request to make a minor change to an approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Subsection (1)(a) does not apply if the approval resulted from a development application (superseded planning scheme) that was assessed as if it were an application under a superseded planning scheme.

(4) Also, a person who has made a request mentioned in subsection (1) may appeal to the court against a deemed refusal of the request.

(5) An appeal under subsection (4) may be started at any time after the last day the decision on the matter should have been made.

Division 9 - Appeals to court about other matters

Appeals for matters arising after approval given (no co-respondents)

4.1.31.(1) A person to whom any of the following notices have been given may appeal to the court against the decision in the notice-

- (a) a notice giving a decision on a request to change or cancel a condition of a development approval.

(b) a notice under section 6.1.44² giving a decision to change or cancel a condition of a development approval.

(2) The appeal must be started within 20 business days after the day the notice of the decision is given to the person.

(3) Also, a person who has made a request mentioned in subsection (1)(a) may appeal to the court against a deemed refusal of the request.

(4) An appeal under subsection (3) may be started at any time after the last day the decision on the matter should have been made.

Appeals against decisions to change approval conditions under the repealed Act

4.1.33A.(1) A person who is dissatisfied with a decision made on an application to change the conditions attached to an approval given under section 2.19(3) or section 4.4 of the repealed Act may appeal to the court against-

(a) the decision; or

(b) a deemed refusal of the application.

(2) An appeal under subsection (1)(a) must be started within 20 business days after the day notice of the decision is to be given to the person.

(3) An appeal under subsection (1)(b) may be started at any time after the last day a decision on the matter should have been made.

Appeals against local laws

4.1.33B.(1) An applicant who is dissatisfied with a decision of a local government or the conditions applied under a local law about the use of premises or the erection of a building or other structure permitted by the planning scheme may appeal to the court against the decision or the conditions applied.

(2) The appeal must be started within 20 business days after the day notice of the decision is given to the applicant.

² Section 6.1.44 (Conditions may be changed or cancelled by assessment manager or concurrence agency in certain circumstances)



Notice of concurrence agency response Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: CTPI 49-Sch4
Telephone: (07) 3225 8416
Your reference: 2007/2449
Our reference: Appl'n: 10156 Part 1 File No.: BNE21917

EMR updated 21/2/08

CTPI 49-Sch4

CC: CTPI 49-Sch4

Martoo Consulting
PO Box 1684
NOOSA HEADS QLD 4567

Noosa Shire Council
PO Box 141
TEWANTIN QLD 4565

Attention: Ms Kerri Coyle

Re: Application (No. 2007/2449) for development approval for assessable development to be carried out at 2 Marara Street, 9 Maple Street, Marara Street, Cooroy (Lot 1 on C56021, Lot 3 on C56024 and Lot 3 on RP153299).

Pursuant to the following items of Table 2 Schedule 2 of the *Integrated Planning Regulation 1998*, the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU) is a concurrence agency for the development application:

- ☐ Item 21, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*
- ☒ Item 22, Table 2 of Schedule 2 of the *Integrated Planning Regulation 1998*

The EPA-CLU, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions).

The EPA-CLU has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact the above officer on the telephone number provided .

CTPI 49-Sch4

CTPI 49-Sch4

Signed

Date

19 February 2008

Delegate of Administering Authority
Environmental Protection Act 1994.

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant: Martoo Consulting, Noosa Council

Council Application Number: 2007/2449

EPA Application Number: 10156 Part 1

Date application received by EPA: 2/01/2008

Relevant Laws and Policies: *Environmental Protection Act 1994*

Jurisdiction: Chapter 7, Part 8 *Environmental Protection Act 1994*

Development Description:

Material Change of Use - Education Type 4 - Information (Library)

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ **the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.**
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

2 Marara Street, 9 Maple Street, Marara Street, Cooroy
(Lot 1 on C56021, Lot 3 on C56024 and Lot 3 on RP153299)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

Conditions of the development approval

For Lot 3 on RP153299

1. Any excavation or works involving soil disturbance with must be planned and supervised by a suitable qualified and experience person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act) to prevent any environmental impact in the short and long term.
2. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the potential environmental harm. The administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action. Any remedial action is to be developed by an suitable qualified and experienced person in accordance with Section 381 of the EP Act.
3. Access to soil not declared clean by a suitably qualified and experienced person in accordance with Section 381 of the EP Act must be restricted to the public.

Additional comments or advice about the application

- The removal of any contaminated soil from **Lot 3 on RP153299** requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the section 424 of the *Environmental Protection Act 1994* (EP Act).
- Lot 3 on RP153299 is on the Environmental Management Register because the notifiable activities, No.: 38 – Wood treatment and preservation and 29 – Petroleum product or oil storage, were carried out on site.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

Concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant: Martoo Consulting, Noosa Council

Council Application Number: 2007/2449

EPA Application Number: 10156 Part 1

Date application received by EPA: 2/01/2008

Relevant Laws and Policies: *Environmental Protection Act 1994*

Jurisdiction: Chapter 7, Part 8 *Environmental Protection Act 1994*

Development Description:

Material Change of Use - Education Type 4 - Information (Library)

where:

- ☐ the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for a notifiable activity under the *Environmental Protection Act 1994*.
- ☐ the proposed use of the land is for child care, educational, recreational, residential or similar purposes and the existing use of the land is, or if the land is vacant land with no existing use the most recent use of the land was, for an industrial activity.
- ☒ **the land is on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*.**
- ☐ the land is wholly or partly within an area for which an Area Management Advice for industrial activity or natural mineralisation has been issued and the proposed use of the land is for child care, educational, recreational, residential or similar purposes.
- ☐ the land is wholly or partly in an area for which an Area Management Advice for unexploded ordnance has been issued.

at the following place(s):

2 Marara Street, 9 Maple Street, Lot 3 Marara Street, Cooroy
(Lot 1 on C56021, Lot 3 on C56024 and Lot 3 on RP153299)

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that

- ☒ **conditions must attach to any development approval**
- ☐ any approval must be for part only of the development
- ☐ any approval must be a preliminary approval only
- ☐ there are no concurrence agency requirements
- ☐ the application must be refused

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT**Assessment** **Due Date:** **11/03/08****1. PROPOSAL DETAILS****Proposal:****Material Change of Use****Proposal Description:**

Education Type 4 - Information (Library)

2. ADMINISTRATIVE DETAILS**EPA App'n No:****10156 Part 1****File No:****BNE21917**

Referral Coordination (RCU) No:	
ECOTRAK Project No:	n/a
Project Manager Name:	
Other EPA Units involvement:	n/a

Council:**Noosa Shire Council****LA App'n No:****2007/2449****Site Address:****2 Marara Street, 9 Maple Street, Marara Street, Cooroy****Property Description:****Lot 1 on C56021, Lot 3 on C56024 and Lot 3 on RP153299****Applicant Name:****, Noosa Council / Martoo Consulting****EMR/CLR/AMA details:**

Lot/Plan	EMR/CLR/AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 3 on RP153299	10156	29 – Petroleum product or oil storage	No
		38 – Wood treatment or preservation	No

3. APPLICATION ASSESSMENT**3.1 Information from the application, EMR or CLU files:****Any existing ERA's?:** no**Any new ERA's?:** no**ERA Jurisdiction:****3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:****Past Use:** Lot 3 was a peripheral parcel of the old Cooroy timber mill**Current Use:** vacant land**3.3 Supporting information: (For incorrect referral skip 3.3.1)****3.3.1 Are there any Environmental Values that are at risk?****Human being****Other relevant details supporting the conclusion(s)**

An information request was issued for Lot 3 due to the historical presence on this site of a UST near the Marara St boundary of the Lot and the inclusion in the proposal of an outdoor

R

childrens' play area. At the time of issuing the IR, the applicant (Noosa Shire Council) stated that an investigation had been undertaken into the former UST site and that preparations were being made to submit a report to the EPA CLU. This has been delayed and the applicant wishes the application to be assessed prior to the amalgamation of councils in March. As such they have not supplied the requested report but instead made a change to the application to exclude the more sensitive use – outdoor child play area. The submitted IR response states the change to the application and supplies a new plan showing both the change and the location of the former UST. This location is on the edge of what will be carparking for the library. The applicant (Adam Britton for NSC) has stated that the report will be submitted in the near future to enable the removal of Lot 3 from the EMR as an act of due diligence on council's behalf and to enable future development of the balance of Lot 3 as a recreational park.

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

The site is suitable for the proposed development.

Recommendation:

It is recommended to issue a Concurrence Response for approval with the condition to stop work and investigate if unexpected contamination encountered and advice for s424.

Assessor name: Paul Butcher Assessor signature: ..
Date: 18/02/08

CTPI 49-Sch4

Reviewer is required when EPA Assessment is involved (Site Investigation/Validation Report was submitted with the application or as a response of an Information Request Notice)

Reviewer Name: CTPI 49-Sch4

Reviewer signature: ..

Revision Date: 18/02/08

CTPI 49-Sch4

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----

- Considering
1. - No report was provided. Contamination is unknown. full material?
 2. NA 29 & 38 were conducted on site (Lot 3 RP 153 299)
 3. - The site is intended to develop for community services (Park, Library, display gardens)
 4. - Applicant has advised that investigation is undertaken.
- Based on the above I recommended to include 2 additional conditions as enclosed as well as an advice in relation to why Lot 3 RP 153 299 is on EMR.
- TPM, PAH, BaP
BTEX,
Cr, Co, As

CTPI 49-Sch4

CTPI 49-Sch4

19/2/08

Conditions of the development approval

For Lot 3 on RP153299

- Additional* →
1. Any excavation or works involving soil disturbance with must be planned and supervised by a suitable qualified and experience person in accordance with Section 381 of the *Environmental Protection Act 1994* (EP Act) to prevent any environmental impact in the short and long term.
 2. If during any site earthworks or excavation, offensive or noxious odours and/or evidence of gross contamination not previously detected is observed, site works are to cease in that area and action taken to immediately abate the potential environmental harm. The administering authority is to be notified in writing within two (2) business days of detection and advised of appropriate remedial action. Any remedial action is to be developed by an suitable qualified and experienced person in accordance with Section 381 of the EP Act.
 3. Soil access no declared clean by a suitable qualified and experience person in accordance with Section of the EP Act must be restricted to the public.
- Additional* →

Additional comments or advice about the application

- ✓
- The removal of any contaminated soil from **Lot 3 on RP153299** requires prior approval from the Environmental Protection Agency (EPA) (Contaminated Land Unit) under the section 424 of the *Environmental Protection Act 1994* (EP Act).
 - *additional MAY* ▪ Lot 3 on RP153299 is on the Environmental Management Register because the notifiable activities No.: 38 – Wood treatment and preservation and 29 – Petroleum product or oil storage were carried out on site.

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18 of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions.

The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Regulation 1998* for the protection of the environment by the management of contaminated land. The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response are required to prevent or mitigate any potential risk to human health or the environment from possible hazardous contaminants present on the site.

Additional information for applicants

This concurrence response pursuant to Chapter 7, Part 8 of the *Environmental Protection Act 1994* applies only to contaminated land issues and does not remove the need to obtain any further approval for this development which may be required by this or other legislation, State and/or Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

~ End of Concurrence Agency Response ~

Council's Reference: 00830 L12 NG
EPA Reference: 10156 Pt 1 BNE 21917
Our Reference: 2007/2449
Our Project Planner: CTPI 49-Sch4

CORRO. ID	BNE2008/2127
FILE NO.	BNE21917
FILE LOCATION	TAMARA EMMS



12th February 2008

Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001

Attention: Paul Butcher and Kym Barry

Dear Sir/Madam,

RE: Development Application for a Development Permit for the Development of 'Mill Place' for a Library and Global Connect Centre at Mill Place, Cooroy described as lot 1 on C56012, lot 3 on C56024 and lot 3 on RP153299: Noosa Council

I refer to the above application and in particular to the request for additional information issued by your Department and dated 16th January 2008.

This request listed one item that your Department considers is necessary in order to complete its assessment of the above application. The applicants have decided to respond to these items as below:

Item 1: *A site investigation report prepared in accordance with the Environmental Protection Act and the Draft Guidelines for the Assessment and Management of Contaminated Land in Qld. The report is to demonstrate that Lot 3 is suitable for the intended use and enable the EPA to either remove the site from the Environmental Management Register or approve a submitted draft Site Management Plan*

Applicant's Response to Item 1: The applicant submits an amended proposal plan that deletes the children's play area and replaces it with a paved area. This amended plan also indicates the location of the former UST.

This completes our response to the information request and the applicant advises that they do not intend to supply any of the information requested. The applicant requests that your Department proceeds with its assessment of the above application as soon as possible. Please contact our Sunshine Coast office if you require any further information and/or clarification.

Yours faithfully

CTPI 49-Sch4

CTPI 49-Sch4

Senior Planner
martoo consulting ptly ltd

Enc :(1)



Received
19/2/08
CTPI 4

[cc:] – Kerri Coyle - Noosa Council Po Box 141 Tewantin Q 4565
Adam Britton - Noosa Council Po Box 141 Tewantin Q 4565
Energex - GPO Box 1461 Brisbane Q 4001 - HBD 518 754 148970
Queensland Transport - Transport Planning Branch GPO Box 213 Brisbane Q 4001

Published on DES Disclosure Log
RTI Act 2009

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SITE COVERAGE AREAS

TOTAL SITE AREA	5073 m ²
NEW ROAD RESERVE	1413.34 m ²
NEW ROAD AREA (GPA)	
NEW LIBRARY COVERED VERANDAH AREAS	324.4 m ²
TOTAL GPA	1748 m ²
TOTAL SITE % OF GPA TO SITE AREA	33.53 %

PROPOSED DEVELOPMENT PARKING PROVISIONS

MARARA STREET PARKING	37 CAR SPACES
MARARA STREET PARKING	11 CAR SPACES
TOTAL	48 SPACES
ALL INFORMATION OF TOTAL ALLOCATION OF TOTAL PARKING SPACES	
PARKING FOR MOTION BIKE	2 CAR SPACES (Included in Marara Street)
CARSPACES	2 PARKING BAYS (For 2 Motor Bikes included in Marara Street)
BIKE PARKING SPACES	50 SPACES (27 spaces shown in future master plan design area)
DELIVERY VANS	

LEGEND



R

Fax 3247 3278

Council's Reference: 00630 L12 NG
EPA Reference: 10156 Pt 1 BNE 21917
Our Reference: 2007/2449
Our Project Planner: CTPI 49-Sch

12th February 2008

Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001

Attention: Paul Butcher and Kyrn Barry

Dear Sir/Madam,

RE: Development Application for a Development Permit for the Development of 'Mill Place'
for a Library and Global Connect Centre at Mill Place, Cooroy described as lot 1 on C56012, lot 3 on C56024 and lot 3 on RP153299: Noosa Council

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Yours faithfully

CTPI 49-Sch4

Senior Planner
martoo consulting pty ltd

Enc:(1)

CORRO. ID	BNE2008/1975
FILE NO.	BNE21917
FILE LOCATION	TAMARA EMMS ??

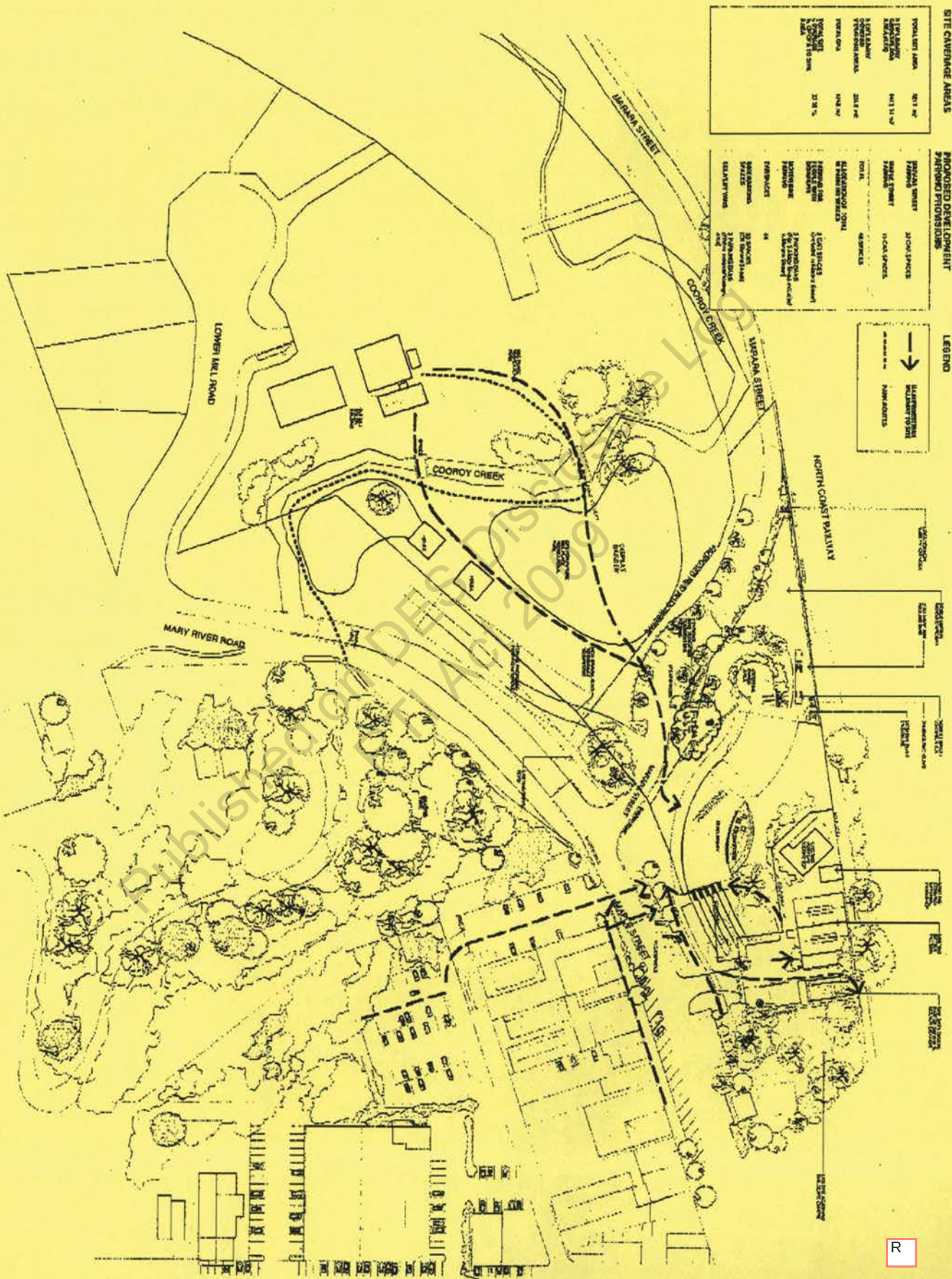


• Page 2

[cc:] - Kerri Coyle - Noosa Council Po Box 141 Tewantin Q 4565
Adam Britton - Noosa Council Po Box 141 Tewantin Q 4565
Energex - GPO Box 1461 Brisbane Q 4001 - HBD 518 754 148970
Queensland Transport - Transport Planning Branch GPO Box 213 Brisbane Q 4001

Published on DES Disclosure Log
RTI Act 2009

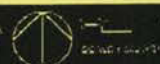
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Mill Place Library and Global Connect Centre, Cooroy
For Noosa Shire Council

Site Plan - New Road Layout & Proposed New Road Reserve
Option 2C



12/02/2008 11:56 FAX

SITE COVERAGE AREAS

TOTAL SITE AREA	5213 m ²
NEW LIBRARY	1413 m ²
NEW CO-OP	1788 m ²
NEW LANDSCAPE	3386 m ²
TOTAL COVERAGE	3386 m ²
TOTAL SITE COVERAGE TO SITE AREA	33.53 %

PROPOSED DEVELOPMENT PARKING PROVISIONS

MARARA STREET PARKING	27 CAR SPACES
MARARA STREET PARKING	11 CAR SPACES
TOTAL	48 SPACES
ALLOCATION OF TOTAL 48 PARKING SPACES	
PARKING FOR PEOPLE WITH DISABILITY	2 CAR SPACES (located in Marara Street)
MOTOR BIKE PARKING	2 PARKING SPACES (located in Marara Street)
CARSPACES	44
BIKE PARKING SPACES	2 PARKING SPACES (located in Marara Street)
DELIVERY VANS	2 PARKING SPACES (located in Marara Street)

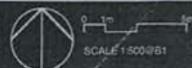
LEGEND



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Mill Place Library and Global Connect Centre, Cooroy
For Noosa Shire Council

Site Plan - New Road Layout & Proposed New Road Reserve Option 2C



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Information Request

Section 3.3.6 Integrated Planning Act 1997

This notice is issued by the administering authority pursuant to section 3.3.6 of the *Integrated Planning Act 1997*, to advise you of a decision or action.

Enquiries to: Paul Butcher
Telephone: (07) 3225 8416
Your reference: 2007/2449
Our reference: Appl'n No: 10156 Part: 1 File No.: BNE21917

CC: Ms Kerri Coyle
Noosa Council
PO Box 141
TEWANTIN QLD 4565

Noosa Council
C/ CTPI 49-Sch4
Martoo Consulting
PO Box 1684
NOOSA HEADS QLD 4567

Re: Application for development approval.

Applicant: Noosa Council C/ - Nadine Gorton, Martoo Consulting
Council Application Number: 2007/2449
EPA Application Number: 10156 Part 1
Date application received by EPA: 2/01/2008
Development Description: Material Change of Use
Address of subject land: 2 Marara Street, 9 Maple Street, Marara Street, Cooroy
Lot 1 on C56021, Lot 3 on C56024 and Lot 3 on
RP153299

This development application and supporting information have been reviewed. The Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU), acting as a concurrence agency **for contaminated land issues**, requires the following further information for the application to be assessed fully.

Information Required:

A site investigation report, prepared in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998), must be submitted to the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU). The report must demonstrate that Lot 3 on RP153299 is suitable for the intended use and enable the EPA to either:

- (i) remove the site from the Environmental Management Register, or
- (ii) approve a submitted draft Site Management Plan / Remediation Action Plan.

Additional comments or advice about the application

The EPA-CLU may recommend refusal or preliminary approval if all the information required is not provided.

The Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland may be obtained from the EPA's Internet site at www.epa.gov.au, or by contacting the EPA's Contaminated Land Unit. Please ensure that the appropriate statutory fee [as of the 1 July 2007 \$1000.00 per lot listed on the Environmental Management Register] is included with this application for the assessment of the site investigation / validation reports.

If a person other than the applicant provides a response to this Information Request Notice, this person must provide written legal delegation. Otherwise the assessment period will not commence until the applicant confirms in writing.

Under the *Integrated Planning Act 1997* s3.3.8(1), an applicant receiving an information request from the assessment manager or a concurrence agency (the "requesting authority") must respond by giving the requesting authority-

- (a) all of the information requested; or
- (b) part of the information requested together with a notice asking the requesting authority to proceed with the assessment of the application; or
- (c) **a notice-**
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the requesting authority to proceed with the assessment of the application.

Under s3.2.12(2)(b), the application lapses if the applicant does not respond to the information request within 12 months.

As required by s3.3.6(5), the Agency is forwarding a copy of the information request to the assessment manager.

A response to this information request should be posted or facsimiled to:

Contaminated Land Unit
Southern Region (Brisbane)
Environmental Protection Agency
GPO Box 2771
BRISBANE QLD 4001

Should you require any additional information please do not hesitate to contact the above officer on the telephone number provided.

CTPI 49-Sch4

CTPI 49-Sch4

Signed

16 January 2008
Date

**Delegate of Administering Authority
Environmental Protection Act 1994.**

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT**Information Request Due Date: 16/01/08(IR)****1. PROPOSAL DETAILS****Proposal:****Material Change of Use****Proposal Description:****Education Type 4 - Information (Library)****2. ADMINISTRATIVE DETAILS****EPA App'n No:****10156 Part 1****File No:****BNE21917**

Referral Coordination (RCU) No:	
ECOTRAK Project No:	n/a
Project Manager Name:	
Other EPA Units involvement:	n/a

Council:**Noosa Shire Council****LA App'n No:****2007/2449****Site Address:****2 Marara Street, 9 Maple Street, Marara****Street, Cooroy****Property Description:****Lot 1 on C56021, Lot 3 on C56024 and Lot 3 on RP153299****Applicant Name:****, Noosa Council / Martoo Consulting****EMR/CLR/AMA details:**

Lot/Plan	EMR/CLR/AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 3 on RP153299	10156	38 – Wood treatment and preservation	No
		29 – Petroleum product or oil storage	No

3. APPLICATION ASSESSMENT**3.1 Information from the application, EMR or CLU files:****Any existing ERA's?:** no**Any new ERA's?:** no**ERA Jurisdiction:****3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:****Past Use:** Lot 3 was part of the Cooroy Lower Mill site – primarily used for storage of timber (possibly treated) and milling of timber to order.**Current Use:** Vacant Land**3.3 Supporting information: (For incorrect referral skip 3.3.1)****3.3.1 Are there any Environmental Values that are at risk?****Human being ecosystem****R**

3.3.2 Other relevant details supporting the conclusion(s)

Refers BNE 21917 – request for deletion.

The proposal is for a public library and associated infrastructure. It involves the use of part of Lot 3 on RP153299 for carparking, road reserve and possibly a children's external learning centre. Lot 3 was formerly part of the former mill site and while the storage of treated timber on this lot has yet to be determined, previous reports lodged with EPA mention the former presence of a UST on the Marara Street boundary of Lot 3. Whilst this tank has reportedly been removed, no adequate investigation has been undertaken into the potential for contamination as a result of this use. The reports also point to other potential sources of contamination including a former rail line and storage of drums. Prior sampling also indicates the presence of metals above EILs in the northern part of the site.

The two lots south of Marara St are not on the EMR. The proposal is to relocate an existing woodworker's cottage to another site and to demolish existing workshops to construct the library. I spoke to Adam Britton of Noosa Shire Council on 15/01/08 about current and former land use on these lots. He said that the old Butter Factory (arts centre now) and pottery workshop will remain on site and be incorporated into the library grounds. These MCUs have been previously approved. The existing workshops to be demolished were used by local wood working groups and involved wood turning only. No industrial activity has taken place on these lots.

Adam Britton also said that a report is being prepared for EPA to enable the removal of Lot 3 on RP153299 from the EMR.

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

There is insufficient information to determine if the site (Lot 3 on RP153299) is suitable for the proposed development.

Recommendation:

It is recommended that an Information Request be issued for the following:

A site investigation report, prepared in accordance with the *Environmental Protection Act 1994* (EP Act) and the *Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland* (DEH, 1998), must be submitted to the Environmental Protection Agency (EPA) – Contaminated Land Unit (CLU). The report must demonstrate that Lot 3 on RP153299 is suitable for the intended use and enable the EPA to either:

- (i) remove the site from the Environmental Management Register, or
- (ii) approve a submitted draft Site Management Plan / Remediation Action Plan.

CTPI 49-Sch4

Assessor name: Paul Butcher Assessor signature: ..

Date: 15/01/08

Reviewer is required when EPA Assessment is involved (Site Investigation/Validation Report was submitted with the application or as a response of an Information Request Notice)

Reviewer Name: Reviewer signature:

Revision Date:

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----

FILE NOTE

Assessment of request for deletion – Lots 1, 2 and 3 on RP153299

Request from SKM dated 7 November 2007 and received on 9 November 2007.

Lots 1 and 2 on RP153299 on the EMR for NA 38 - Wood treatment and preservation.

Lot 3 on RP153299 on the EMR for NA 38 - Wood treatment and preservation.
NA 29 – Petroleum product or oil storage.

Refers BNE21917 Vols. 1 – 3.

1. It is recommended that **Lots 1 and 2 on RP153299** be deleted from the EMR based on a review of the file and the information supplied in support of the deletion request. The key considerations supporting this recommendation are as follows:

- An examination of the location of Lots 1 and 2 in relation to the contaminating activities identified in previous investigations showed that these lots are removed from the main areas of mill activity and are separated from the latter by the creek.
- Lots 1 and 2 are some distance from the location of the former UST, said to be on the southern boundary of Lot 3.
- 1998 Fluor Daniel report designates Lots 1 and 2 as part of Area A for the purposes of the investigation and considered this area of low risk due to it being reported as office area and never having been used for timber processing and as remote from the waste disposal streams.
- There is no indication in the reports or supplied stat decs that these lots were ever used for anything other than for administration purposes.
- One sample location from the 1998 report (A4) is on these lots (Lot 2) and analysis indicated that no CCA or boron was detected above EILs.

2. It is recommended that **Lot 3 on RP153299** remain on the EMR based on a review of the file and the information supplied in support of the deletion request. The applicant should be advised that the removal of this lot from the EMR would require an investigation and report submitted by a suitably qualified environmental consultant. The key considerations supporting this recommendation are as follows:

- The lot was subject to a notifiable activity – 29 Petroleum product or oil storage.
- The lot may have been subject to the storage of treated timber.
- Other potential sources of contamination existed on the lot, eg. drum storage, disused rail line.
- Prior sampling indicates the presence of Cr, Cu and/or As above Qld Guidelines EILs in 3 samples, one near the creek (A3).

Paul Butcher
27/11/07

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ecomaps

16/01/2008

Queens

ecomaps Screen Plot



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ecomaps

16/01/2008

Queens

ecomaps Screen Plot

ecomaps Layers

- | | | | |
|---|---------------------|---|--------------|
|  | Cadastral Selection |  | Other States |
|  | Grouped Cadastral | | |
|  | Queensland | | |

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R

IDAS APPLICATIONS CHECKLIST

APPLICATION NUMBER:

10156

FILE NUMBER:

BNE21917

REFERRAL DATE:

2/1/2008

INFORMATION REQUEST DUE:

16/1/2008

RCU NUMBER:

☒ ACKNOWLEDGEMENT NOTICE

IPA FORMS

☒ COMMON DETAILS – PART A

☒ OWNERS CONSENT

☒ PART D – MATERIAL CHANGE OF USE
AND OR

☐ PART F – RECONFIGURATION A LOT

☒ PART N – CONTAMINATED LAND

☒ IDAS ASSESSMENT CHECKLIST

☐ REFERRAL COORDINATION REQUIRED

Council's Reference: 00830 L06 NG
Our Reference: 2007/2449
Our Project Planner: CTPI 49-Sch4

19th December 2007

Environmental Protection Agency
Contaminated Land Unit
GPO Box 2771
BRISBANE QLD 4001

Dear Sir/Madam,

RE: Referral of Development Application for a Development Permit for the Development of 'Mill Place' for a Library and Global Connect Centre at Mill Place, Cooroy described as lot 1 on c56012, lot 3 on c56024 and lot 3 on rp153299

The above development application has been prepared in accordance with the *Integrated Planning Act 1997* and was lodged with the Noosa Shire Council as the Assessment Manager for this application.

Noosa Shire Council has recently issued an acknowledgement notice which identified referral to your office as an advice agency under the *Integrated Planning Act 1997*.

A copy of the following documents are enclosed for your agency's reference:

1. IDAS Form 1 - Parts A, D and N;
2. Town Planning Report and proposal plans; and
3. Acknowledgment Notice issued by the Noosa Council, dated 12th December 2007.

Please contact our Sunshine Coast office if you require any more information or clarification in relation to your agency's assessment of this development application.

Yours sincerely

CTPI 49-Sch4

CTPI 49-Sch4

Senior Planner

Martoo Consulting Pty. Ltd.



Form 1 Development Application

idas

Part A

Common details

Identification of the premises the subject of the application

1. Can any part of the premises be identified by a street address or lot on plan description?

☐ No - Answer Q1(a)☒ Yes - Complete Table B and answer Q1(b) and Q1(c)

Table B

Unit number	Street number	Street name	Official suburb /locality name	Post code	Lot on plan description (place each description in a separate row)			Local government area
					Lot number	Plan type (e.g. RP, SP)	Plan number	
	2	Marara Street	Cooroy	4563	1	C	56012	Noosa
	9	Maple Street	Cooroy	4563	3	C	56024	Noosa
		Marara Street	Cooroy	4563	3	RP	153299	Noosa

1(b). Can the address be further described by shop/tenancy number or storey/level?

☒ No☐ Yes - Complete Table C1(c). Is any part of the premises strategic port land under the *Transport Infrastructure Act 1994*?☒ No☐ Yes - Complete Table D

2. Can the premises best be identified by coordinates (e.g. for development proposed in waters, or on a site within a large rural lot)?

☒ No☐ Yes - Complete Table E

3. Are the premises within or adjacent to a water body or watercourse?

☒ No☐ Yes - Complete Table F and answer Q3(a)

4. What is the total area of land that makes up the premises (i.e. the area covered by the application)?

Area of land above high water mark/outside watercourse			Area in a water body or watercourse		
5,213.00	☒ m ²	☐ hectares (Tick applicable unit)		☐ m ²	☐ hectares (Tick applicable unit)

Existing use of the premises

5. Are the premises currently used for any purpose?

☐ No☒ Yes - Ensure details of any existing use of the premises are provided in plans and documentation submitted with this application, e.g. location and nature of existing uses, buildings, structures and services

6. Are there any existing easements on the premises (e.g. for vehicular access, electricity, overland flow)?

☐ No

☒ Yes - Complete Table H and ensure the location and dimensions of each easement are included in plans, submitted with the application

Table H

	Purpose of each easement	Entity favoured by the easement
1	Electricity	energex

Proposal details

7. Are new uses proposed on the premises?

☐ No

☒ Yes - Provide details in Table I

Table I

	Each proposed new use
1	Community Use Type 4 Education - Library

8. Are new buildings or structures proposed to be erected on the premises?

☐ No

☒ Yes - Ensure the nature, location and dimensions of the proposed new buildings, structures or services are included in plans, submitted with the application

Applicant details

9. Who is the applicant for the application?

Company/organisation name (if applicable)		Noosa Council	
Individual/ contact person details			
Title	Ms	First name	CTPI 49-S
		Last name	CTPI 49-
Postal address		C/ Martoo Consulting Po Box 1684 Noosa Heads Q 4567	
Contact telephone number		CTPI 49-Sch4	
Mobile phone number			
Facsimile number		5455 5725	
e-mail address		CTPI 49-@martooconsulting.com	

Owner's consent and resource entitlement

10. Does the application involve a State-owned resource prescribed by schedule 10 of the *Integrated Planning Regulation 1998* (IP Reg) or any other regulation?

☒ No

☐ Yes - Complete a new Table J for each State-owned resource and submit, with the application evidence of resource allocation or entitlement

11. Does the application involve land other than State-owned land (i.e. privately owned land) and require owner's consent?

☐ No

☒ Yes - Complete Table K and submit, with the application, written documentation of all owner's consent

Table K

	Owner name/s	Street address or lot on plan description	Date written consent was obtained
1	Noosa Council	Lot 1 on C56012	28/11/2007
2	Noosa Council	Lot 3 on C56024	28/11/2007
3	Noosa Council	Lot 3 on RP153299	28/11/2007

Mandatory attachments and supporting information

12. What are the other parts of IDAS Application Form 1 submitted with this application, and the other mandatory attachments and supporting information accompanying this application, not identified in those other form parts?

	Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James Street Traffic Report)	Date	Method of delivery to assessment manager
1	part D		28-Nov-2007	over the counter
2	Land owners consent		28-Nov-2007	over the counter
3	Proposal report		28-Nov-2007	over the counter
4	part N		28-Nov-2007	over the counter
5	Referral checklist		28-Nov-2007	over the counter

Portable Long Service Leave (PLSL) levy for building and construction work

13. Is payment of a Portable Long Service Leave (PLSL) levy required for building and construction work before a development permit for the application can be given?

☒ No

☐ Yes

13(a). Indicate the reason PLSL is not applicable

☒ The application is not for building and construction work under the *Building and Construction Industry (Portable Long Service Leave) Act 1991*, section 3AA (e.g. the application is only for a change of use or for the following types of work **carried out solely for farming purposes**: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests); or

☐ All costs, that relate to the work both directly and indirectly, are less than \$80,000, inclusive of GST; or

☐ The work is being carried out under an owner-builder permit issued under the *Queensland Building Services Authority Act 1991*- Complete and submit a QLeave Notification and Payment Form (no payment required if owner-builder permit number stated). The receipted form must be sighted by the assessment manager before a development permit can be given

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Date Received

Reference Numbers

FOR COMPLETION BY ASSESSMENT MANAGER

Is a QLeave Notification and Payment Form required for this application?

☐ No

☐ Yes - Complete Table M

R

NOTIFICATION OF ENGAGEMENT OF PRIVATE CERTIFIER

To

Council

I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Accreditation number	Name	BSA Certification number	Building classification

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Advice for completing Part A

General advice

- Under IPA, section 3.2.1(7) mandatory requirements must be correctly completed for a development application to be a 'properly made application'. The assessment manager may refuse to receive an application that is not properly made.
- Completion of Part A of Form 1 is required for all development applications. Other mandatory requirements, applicable to certain types of applications, are stated in other Parts of Form 1.
- The IDAS Assessment Checklist must also be completed for all development applications, other than those requiring assessment against the *Building Act 1975* only.
- For further information about completing this form go to [IDAS Guide 1 \(Making and IDAS application\)](#)

Q1	<p>The premises, the subject of the application, may be identified in a number of ways. Street address and lot on plan are most common. Lot on plan details can be obtained from title documents or through the local government.</p> <ul style="list-style-type: none"> • The term 'premises' is defined by the IPA, schedule 10 to mean a building or other structure, and land (whether or not a building or other structure is situated on the land). The term 'land' is also defined to include the estate in, on, over or under the land. • A description of the land is not required if the application relates to a mobile and temporary Environmentally Relevant Activity (ERA) only. Instead complete Q1(a). • StrategicPortLand is within a local government area but a local government's planning scheme does not apply on Strategic Port Land. StrategicPortLand is declared under the <i>Transport Infrastructure Act 1994</i>. For further information go to IDAS Guide 11 (Development on strategic port land) and the Queensland Transport (Ports) website.
Q2	<p>Coordinates often provide the best means of accurately identifying the location of development proposed in waters, or on a relatively small development site distant from property boundaries. Sufficient coordinates need to be provided to identify the boundary of the premises the subject of the application.</p> <ul style="list-style-type: none"> • Eastings and northings using GDA94 datum is preferred, but longitude and latitude and other (specified) datum may be provided.
Q3	<p>A single development application may involve land both within and outside waters.</p> <ul style="list-style-type: none"> • A 'watercourse' is defined by the <i>Water Act 2000</i>, schedule 4 and generally means a river, creek or stream upstream of the point to which high spring tide ordinarily flows and reflows (unless a regulation has declared a limit for the watercourse). Generally, a watercourse is in the jurisdiction of the Department of Natural Resources and Water. • 'Tidal water' is defined in the <i>Coastal Protection Act 1995</i> (Schedule) and 'tidal area' for a local government and for strategic port land is defined in the IPA (schedule 10). Generally, the area below 'high-water mark' (defined by the Coastal Protection Act in relation to high water mark at spring tides) establishes the boundary of a tidal area. • Land below high water mark is not within a local government's area unless provided for under the <i>Local Government Act 1993</i>. Unless otherwise provided for by legislation, a local government has no jurisdiction below high water mark. A tidal area for strategic port land is within the jurisdiction of the relevant port authority, while the Environmental Protection Agency generally has jurisdiction for a local government tidal area. However, the IPA gives local governments jurisdiction for assessing and deciding applications for prescribed tidal works within the tidal area for a local government, and the planning scheme may be applied to that assessment (to the extent provided for in the code for prescribed tidal work).
Q9	<p>The applicant need not be the owner of the land. However, the applicant is responsible for ensuring the information provided on the Form 1 Application Form (including this Part and any other relevant Part) is correct.</p> <ul style="list-style-type: none"> • If the applicant is a company or organisation, a contact person must be nominated. • Evidence of this consent may need to be provided before the application will be accepted as properly made by the Assessment Manager, during the processes of the application or in the event of an appeal about the outcome of the application.
Q10	<p>Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications involving a prescribed State resource. Schedule 10 of the <i>Integrated Planning Regulation 1998</i> (IPR) prescribes the State resources, including State-owned land, where evidence is required to be given, and the evidence required to support the application. Link to Integrated Planning Regulation</p> <ul style="list-style-type: none"> • Section 3.2.1(10)(a)(ii) states an application cannot be taken to be properly made without the required evidence.. • Evidence may be required from more than one Department responsible for a State-owned resource, e.g. from the Environmental Protection Agency for quarry material below high water mark, and the Department of Natural Resources and Water in relation to the State-owned land above high water mark. • In the case of applications involving the taking or interfering with water under the Water Act, the development application may be made at the same time as the request for resource entitlement. • In the case of State-controlled roads, a resource entitlement is not required for an activity that is exempt ancillary works or encroachment (identified by gazette notice under the <i>Transport Infrastructure Act 1994</i>, section 50), or if the activity requires referral to the Department of Main Roads.

Q11	<ul style="list-style-type: none"> • Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves any of the following: <ul style="list-style-type: none"> (i) a material change of use; (ii) reconfiguration of a lot; (iii) work on land below high-water mark and not within a canal as defined under the <i>Coastal Protection and Management Act 1995</i>; or (iv) work on rail corridor land defined under the <i>Transport Infrastructure Act 1994</i>. • 'Owner' for the purpose of a lodging an IDAS development application means the person at the time of lodging the application, entitled to receive the rent for the land (or would be entitled to receive the rent for it if it were let to a tenant at a rent). • Owner's consent is not required for a mobile and temporary ERA.
Q12	Only information not identified in other Parts of Form 1 needs to be listed in this section of Part A.
Q13	<p>The Building and Construction Industry Portable Long Service Leave Scheme provides long service leave entitlements to workers in the building and construction industry who would be unlikely to accrue enough service with one employer to qualify for long service leave. To fund the scheme, a levy is collected on all building and construction work carried out in Queensland where the total cost of the work, whether direct or indirect, is \$80,000 or more inclusive of GST. This amount and other prescribed percentages and rates for calculating the levy are stated in the <i>Building and Construction Industry (Portable Long Service Leave) Regulation 2002</i>. Included in the amount collected by QLeave is the Workplace Health and Safety Fee and the Building and Construction Industry Training Levy.</p> <ul style="list-style-type: none"> • The <i>Building and Construction Industry (Portable Long Service Leave) Act 1991</i> (PLSL Act) defines the building and construction industry for the purposes of the levy and includes, for example, renovating, relocating, constructing, altering, demolishing, maintaining or repairing buildings, pools, roads, jetties, pipelines, fences or earthworks, and works for subdividing, irrigating or draining land. • The PLSL Act requires the portable long service leave levy (PLSL levy) be paid before the assessment manager may give a development permit for certain building or operational work. The assessment manager must sight an approved form issued by QLeave advising of the status of the payment of the levy. • Building and Construction Industry Notification and Payment Forms are available from any Queensland post office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au • For further information contact QLeave (Tel: 1800 803 481 Web: www.qleave.qld.gov.au)

Privacy Statement

The information collected on Form 1 will be used by the Department of Local Government, Planning, Sport and Recreation in accordance with the processing and assessment of your Application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a Department of Local Government, Planning, Sport and Recreation database. The information collected will be retained as required by the Public Records Act 2002. For further information on your privacy, contact the Privacy Contact Officer for the Department of Local Government, Planning, Sport and Recreation at (07) 3237 1860.

Proposal ID

Click here to submit your DA

Form 1 Development Application

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Part D**Material change of use assessable against a planning scheme****Planning scheme identification**

1. How is the premises identified / zoned in the applicable planning scheme?

	Each lot making up the premises	List of applicable zone/precincts/areas	List of applicable overlays
1	Lot1 C56012	Community Services zone	Heritage Overlay
2	Lot3 C56024	Community Services zone	Heritage Overlay
3	Lot 3 RP153299	Community Services zone	Heritage Overlay

Nature of the material change of use (MCU)

2. Is the application seeking approval for more than one MCU on the premises?

☒ No - Complete Table A☐ Yes - Complete a new Table A for each proposed MCU**Table A**

(i) How is the proposed use defined in the applicable planning scheme? Also provide applicable details of the proposed use.

Planning scheme definition	Explanation of the proposed use	Number of dwelling / tenancy units (if applicable)	Days and hours of operation (if applicable)	Number of employees (if applicable)
Education Type 4 information	Library	0	refer report	8

(ii) What is the nature of the material change of use?

☒ Start of a new use of the premises☐ A material change in the intensity or scale of the use of the premises - Complete Table A(a)☐ The re-establishment on the premises of a use that has been abandoned

--	--

(iii) What type of approval is being sought?

☒ Development Permit☐ Preliminary Approval

(iv) Is there a current Preliminary Approval for this use on the premises?

☒ No☐ Yes - Complete Table A(b)

(v) Does the proposed use involve the reuse of existing buildings on the premises?

☒ No☐ Yes - Complete Table A(c) and submit, with the application, plans showing the size and location of the buildings to be reused

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(vi) Does the proposed use involve **new building work** on the premises?

☐ No

☒ Yes - Complete Table A(d) and submit, with the application, plans showing the size and location of the proposed new building work

Table A(d)

Proposed floor area	refer report
Proposed site cover	refer report
Proposed maximum number of storeys	1
Proposed maximum height above natural ground level	7.5 metres

(vii) Does the proposed use involve the **reuse of other existing works** on the premises?

☒ No

☐ Yes - Complete Table A(e) and submit, with the application, plans showing the nature and location of the works to be reused

(viii) Does the proposed use involve **new operational work** on the premises?

☐ No

☒ Yes - Complete Table A(f) and submit, with the application, plans showing the nature and location of the proposed new operational works

Table A(f)

Proposed number of on-site car parking bays	
Proposed area of landscaping	refer report
Proposed type of vehicle cross-over (for other than residential uses)	refer report
Proposed maximum vehicular servicing arrangement (for other than residential uses)	Others

Mandatory Information

3. Confirm that the following mandatory information accompanies this application.

	Confirmation of lodgement	Method of lodgement
For all applications		
(i) Plans showing the nature and location of the proposed use on the premises and a statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area)	☒ Confirmed	over the counter
When the application involves reuse of existing buildings		
(ii) Plans showing the size and location of the buildings to be reused	☐ Confirmed	
	☒ Not applicable	
When the application involves new building work		
(iii) Plans showing the size and location of the proposed new building work	☒ Confirmed	over the counter
	☐ Not applicable	
When the application involves reuse of other existing works		
(iv) Plans showing the nature and location of the works to be reused	☐ Confirmed	
	☒ Not applicable	
When the application involves new operational work		
(v) Plans showing the nature and location of the proposed new operational works	☒ Confirmed	over the counter
	☐ Not applicable	

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Advice for completing Part D

General advice

- Part A must also be completed for all IDAS development applications.
- All questions must be answered unless following a response there is a statement to go directly to a particular question.

Table A A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

Proposal ID

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Part N**Contaminated land****Nature of the application and contamination**

1. What is the nature of the application and the nature of the contamination on the premises? (Tick applicable box/es)

Nature of the application	Nature of the contamination
☒ Material change of use	☒ (i) All or part of the premises is on the Environmental Management Register
☐ Reconfiguring a lot	☐ (ii) All or part of the premises is on the Contaminated Land Register
	☒ (iii) All or part of the premises is currently used for, or if there is no existing use, was last used for -
	☐ (a) a notifiable activity
	☒ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land)
	☐ (iv) In an area for which an 'area management advice' has been given for natural mineralisation or industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose (including a caretaker residence on industrial land)
	☐ (v) In an area for which an 'area management advice' has been given for unexploded ordnance

Mandatory information

2. Confirm the following mandatory information accompanies this application.

	Confirmation of lodgement	Method of lodgement
(i) Plans showing where any notifiable activities, hazardous contaminant or potentially contaminated activity has occurred on the premises	☐ Confirmed	
(ii) If the application involves a material change of use from an industrial use to a more sensitive use (e.g. child care, educational, recreational or residential purpose, including a caretaker residence on industrial land), a detailed site history outlining previous potentially contaminated uses on the premises	☐ Confirmed ☐ Not applicable	

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Reference Numbers

Advice for completing Part N

General advice

- Part A must also be completed for all IDAS development applications.
- All questions must be answered unless following a response there is a statement to go directly to a particular question.
- For further information about completing this form go to:
 - [IDAS Guide 5 \(Contaminated land matters\)](#)
 - [EPA contaminated land website](#).

Q2 A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.

Proposal ID

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Form 1 Development Application

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IDAS

Assessment Checklist

IDAS Development Application Form 1 is the approved form for all development applications under the *Integrated Planning Act 1997*. Form 1 is made up of various Parts. Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes the IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist must be completed for all development applications except those for building work requiring assessment against the *Building Act 1975* only. For more advice refer to Part B of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log on to the IPA website for help.

Does the application seek approval to materially change use of the premises? <i>If yes - complete Section 2 of this checklist</i>	☒ Yes	☐ No
Does the application seek approval to reconfigure a lot? <i>If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1</i> Assessment is by the local government	☐ Yes	☒ No
Does the application seek approval to carry out operational work? <i>If yes - complete Section 4 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the <i>Fisheries Act 1994</i> ? <i>If yes - complete Section 5 of this checklist</i>	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? <i>If yes - complete Part E of IDAS Application Form 1</i> Assessment is by the local government	☐ Yes	☒ No
Does the application seek approval to carry out building work requiring assessment against the <i>Building Act 1975</i> ? <i>If yes - go to Appendix 1 of this checklist for advice on building referrals. Complete Part B of IDAS Application Form 1</i> Assessment is by a building certifier	☐ Yes	☒ No

SECTION 1

Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.

HERITAGE

1.1 Is any part of the proposal intended to be carried out on a registered place under the *Queensland Heritage Act 1992*?

- ☒ No
☐ Yes

IPA, schedule 8, part 1, table 5, item 2
IP Regulation, schedule 2, table 2, item 18
IPA, section 1.3.5 (Definitions for terms used in development)

REMOVING QUARRY MATERIAL; WILD RIVER AREA

1.2 Does the proposal involve removing quarry material from a watercourse or lake as defined under the *Water Act 2000*?

- ☒ No
☐ Yes

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IPA, schedule 8, part 1, table 5, item 1
 IP Regulation, schedule 2, table 2, item 11
 IP Regulation, schedule 1, table 5, item 2 (wild river area)
 Water Act 2000, section 966C
 Wild Rivers Act 2005, section 43A

ENVIRONMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA

- 1.3 Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?

☒ No
☐ Yes

IPA, schedule 8, part 1, table 2, item 1
 IPA, schedule 8, part 1, table 5, items 3 and 4
 IP Regulation, schedule 2, table 2, items 1 and 23
 Environmental Protection Act 1994, section 73AA (wild river area)
 Wild Rivers Act 2005, section 43A

WITHIN THE LIMITS OF A PORT

- 1.4 Is any part of the premises within the limits of a port under the *Transport Infrastructure Act 1994*?

☒ No
☐ Yes

IP Regulation, schedule 2, table 2, items 15 and 16

DECLARED FISH HABITAT AREA

- 1.5 Does any part of the premises adjoin a declared fish habitat area under the *Fisheries Act 1994*?

☒ No
☐ Yes - If answers to questions in other sections of this checklist indicate that the proposed development is **assessable under IPA, schedule 8**, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.

IP Regulation, schedule 2, table 2, item 26

COMMUNITY INFRASTRUCTURE

- 1.6 Is any part of the premises designated for community infrastructure?

☒ No
☐ Yes

IP Regulation, schedule 2, table 3, item 7

WASTE WATER MANAGEMENT

- 1.7 Does the proposal involve the establishment or expansion of a waste water disposal system?

☒ No
☐ Yes

IP Regulation, schedule 2, table 3, item 5

SECTION 2 - Section 2 must be completed when the application seeks approval to **materially change the use of premises**.

PLANNING SCHEME

- 2.1 Is the proposed use **assessable** under the planning scheme?

☐ No - (Go to Question 2.2)
☒ Yes - (Complete Part D of IDAS Application Form 1 and answer Questions 2.1.1 - 2.1.14 below)

If yes, does the application request that the proposal be assessed against a superseded planning scheme?

☐ Yes- (Complete Attachment 1)
☒ No

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STATE-CONTROLLED ROAD

2.1.1 Is any part of the premises within 100m of a State-controlled road, or part of a future State-controlled road?

- ☐ Yes
☒ No

If no, is the proposed use listed in schedule 5 of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- ☐ Yes - This application must be referred to the Department of Main Roads (DMR) as Concurrence Agency.
☒ No

IP Regulation, schedule 2, table 3, items 1(a) and 3

ACID SULFATE SOILS

2.1.2 Is the use proposed in a local government area listed² in State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*?

- ☒ No
☐ Yes

² Aunukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Cairns, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Cooloola, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrook, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirium Vale, Morningson, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday

IP Regulation, schedule 2, table 3, item 4

State Planning Policy 2/02: *Planning and Managing Development Involving Acid Sulfate Soils*, section 3.6

COASTAL MANAGEMENT DISTRICT

2.1.3 Does the proposed use involve the following?

- Carrying out operational work, completely or partly in a coastal management district ☒ No ☐ Yes
- Carrying out building work, completely or partly in a coastal management district, that is the construction of new premises with a gross floor area (GFA) of at least 1,000m² ☒ No ☐ Yes
- Carrying out building work, completely or partly in a coastal management district, that is the enlargement of the GFA of existing premises by more than 1,000m² ☒ No ☐ Yes

If yes to any one - this application must be referred to EPA as Concurrence Agency.

IP Regulation, schedule 2, table 3, item 6

VEGETATION CLEARING

2.1.4 Do the premises include a lot containing the following?

- A category 1, 2 or 3 area shown on a Property Map of Assessable Vegetation (PMAV) ☒ No ☐ Yes
- If there is no PMAV for a lot, remnant vegetation ☒ No ☐ Yes

IP Regulation, schedule 2, table 3, item 11

CONTAMINATED LAND - UNEXPLODED ORDNANCE

2.1.5 Is any part of the premises in an area for which an area management advice has been given for unexploded ordnance?

- ☐ Yes - (Complete Part N) This application must be referred to the Administering Authority as Concurrence Agency.
☒ No

IP Regulation, schedule 2, table 3, item 12

PUBLIC PASSENGER TRANSPORT

2.1.6 Is the proposed use listed in schedule 13C of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- ☒ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.
☐ No

IP Regulation, schedule 2, table 3, item 14

RAILWAY SAFETY AND EFFICIENCY

2.1.7 Is the proposed use listed in schedule 13D of the *Integrated Planning Regulation 1998* and does it exceed the specified threshold?

- ☒ Yes - This application must be referred to Queensland Transport (QT) as Concurrence Agency.
☐ No

IP Regulation, schedule 2, table 3, item 15

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KOALA CONSERVATION

2.1.8 Is any part of the premises in a koala conservation area or koala sustainability area?

- ☒ No
☐ Yes

IP Regulation, schedule 2, table 3, item 18

EASEMENTS AND SUBSTATIONS

2.1.9 Is the use associated with reconfiguring a lot?

- ☐ Yes
☒ No - Answer both (a) and (b) below

(a) Will any part of any structure or work that is the natural and ordinary consequence of the use, be located in an easement?

- ☒ No
☐ Yes - Answer both (i) and (ii) below

(b) Is any part of the premises situated within 100m of a substation site under the *Electricity Act 1994*?

- ☒ No
☐ Yes - This application must be referred to the entity responsible for the substation as Advice Agency.

IP Regulation, schedule 2, table 3, item 8 (electricity easement)

IP Regulation, schedule 2, table 3, item 16 (pipeline easement)

IP Regulation, schedule 2, table 3, item 9 (substation)

RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT IN A WILD RIVER AREA

2.1.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

- ☒ No
☐ Yes

IP Regulation, schedule 1, part 2, table 5, item 1(a)

Wild Rivers code (Note: the code does not currently contain applicable provisions for residential, industrial or commercial development inside a designated urban area)

WETLAND

2.1.11 Is the proposal only for the construction or use of a single residence on a lot and any reasonably associated building or structure?

- ☒ Yes
☐ No

IP Regulation, schedule 2, table 3, item 20

HERITAGE

2.1.12 Do the premises include a lot sharing a common boundary with a protected area or registered place under the *Queensland Heritage Act 1992*?

- ☒ No
☐ Yes - This application must be referred to the Queensland Heritage Council (QHC) as Advice Agency.

IP Regulation, schedule 2, table 3, item 22

CERTAIN PRELIMINARY APPROVALS

2.1.13 Is preliminary approval sought for the application under the IPA, section 3.1.6?

- ☒ No
☐ Yes - (Complete Attachment 2) This application must be referred to the Department of Local Government, Planning, Sport and Recreation (DLGPSR) as Advice Agency.

IP Regulation, schedule 2, table 3, item 23

BROTHEL2.2 Is the proposed use a brothel as defined under the *Prostitution Act 1999*?

- ☒ No
☐ Yes

IPA, schedule 8, part 1, table 2, item 2
Prostitution Act 1999, section 64

STRATEGIC PORT LAND2.3 Is any part of the use proposed on Strategic Port Land under the *Transport Infrastructure Act 1994*?

- ☒ No
☐ Yes

IPA, schedule 8, part 1, table 2, item 3
IP Regulation, schedule 2, table 2, item 6

MAJOR HAZARD FACILITY2.4 Is the proposed use a major hazard facility or possible major hazard facility under the *Dangerous Goods Safety Management Act 2001*?

- ☒ No
☐ Yes - (Complete Part L) This application requires assessment by the Department of Emergency Services (DES). If DES is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 4
IP Regulation, schedule 2, table 2, item 7

CONTAMINATED LAND - REGISTERED LAND2.5 Is any part of the land forming the premises on the Environmental Management Register or Contaminated Land Register under the *Environmental Protection Act 1994*?

- ☐ No
☒ Yes

If yes, does one or more of the following apply?

- A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following -
 - the fit-out of a building on the land; or ☒ No ☐ Yes
 - minor site excavation, including for example, post holes for open-sided non-habitable structures
- There is currently a notifiable activity on the land and the activity is continuing ☒ No ☐ Yes
- The proposed use is industrial and only involves minor site excavation (e.g. post holes for open-sided non-habitable structures) ☒ No ☐ Yes
- The land is used for a mining activity or petroleum activity ☒ No ☐ Yes

If **no to all** - (Complete Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 5
IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - NOTIFIABLE ACTIVITY

2.6 Is any part of the land forming the premises currently used for a notifiable activity, or if there is no existing use was it last used for a notifiable activity?

- ☐ No
☒ Yes

If yes, does one or more of the following apply?

- A suitability statement, removing the land from the environmental management register, has been given under the *Environmental Protection Act 1994* for the existing use, or if there is no existing use, the last use, and the following **both** apply -
 - no new notifiable activity has occurred on the land since the suitability statement was issued;
 - the land is not otherwise contaminated by a hazardous contaminant
- A suitability statement has been given and a site management plan has been approved for the proposed use of the land, and the proposed use involves only the following -
 - the fit-out of a building on the land; or
 - minor site excavation, including for example, post holes for open-sided non-habitable structures
- The land is used for a mining activity or petroleum activity

☒ No ☐ Yes

☒ No ☐ Yes

☒ No ☐ Yes

If **no to all** - (Complete Part N) This application requires assessment by the Environmental protection Agency (EPA). If EPA is not the Assessment Manager for the application, the agency has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 6
IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - INDUSTRIAL ACTIVITY

- 2.7 Is any part of the premises currently used for an industrial activity (other than for a mining activity or petroleum activity), or if there is no existing use was it last used for an industrial activity (other than for a mining activity or petroleum activity)?

☐ No
☒ Yes

If yes, is the proposed use for child care, educational, recreational or residential purposes (including a caretaker residence on industrial land)?

☐ No
☒ Yes - (Complete Part N) This application requires assessment by the Environmental Protection Agency (EPA). If EPA is not the Assessment Manager for the application, it has jurisdiction as Concurrence Agency.

IPA, schedule 8, part 1, table 2, item 6
IP Regulation, schedule 2, table 2, item 22

CONTAMINATED LAND - AREA MANAGEMENT ADVICE (NATURAL MINERALISATION OR INDUSTRIAL ACTIVITY)

- 2.8 Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or petroleum activity)?

☒ No
☐ Yes

IPA, schedule 8, part 1, table 2, item 7
IP Regulation, schedule 2, table 2, item 22

AQUACULTURE; WILD RIVER AREA

- 2.9 Is the proposed use for aquaculture as defined under the *Fisheries Act 1994*?

☒ No
☐ Yes

IPA, schedule 8, part 1, table 2, item 8
IPA, schedule 8, part 2, table 2, item 1 (self-assessable aquaculture)
IP Regulation, schedule 2, table 2, item 27
Fisheries Act 1994, section 76DA (wild river area)
Wild Rivers Act 2005, section 43A

AGRICULTURAL AND ANIMAL HUSBANDRY ACTIVITIES IN A WILD RIVER AREA

- 2.10 Is any part of the premises in a wild river area declared under the *Wild Rivers Act 2005*?

☒ No
☐ Yes

IPA, schedule 8, part 1, table 2, item 11
IP Regulation, schedule 2, table 2, item 36
Wild Rivers Act 2005, sections 42, 43A

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SEQ REGIONAL PLAN

2.11 Is any part of the premises within the South East Queensland (SEQ) Regional Plan area?

- ☐ No
☒ Yes

If yes, are the premises within **one or more** of the following areas?

- A Major Development Area in the Urban Footprint ☒ No ☐ Yes - (Answer (a) to (c) below)
- The Regional Landscape and Rural Production Area ☒ No ☐ Yes - (Answer (d) below)
- The Rural Living Area ☒ No ☐ Yes - (Answer (e) below)
- The Investigation Area ☒ No ☐ Yes - (Answer (f) and (g) below)

SEQ Regional Plan 2005-2026, Amendment 1, Regulatory Provisions, division 2
 IP Regulation, schedule 2, table 3, item 13
 IPA, section 2.5A.12 (3)

CONSERVATION ESTATE

2.12 Is the proposal for urban purposes, as defined under the IPA?

- ☐ No
☒ Yes

If yes, is the use proposed on a lot situated in, or within 100m of, any of the following?

- A protected area, forest reserve, critical habitat or area of major interest under the *Nature Conservation Act 1992* ☒ No ☐ Yes
- A State forest or timber reserve under the *Forestry Act 1959* ☒ No ☐ Yes
- A marine park under the *Marine Parks Act 2004* ☒ No ☐ Yes
- A recreation area under the *Recreation Area Management Act 1988* ☒ No ☐ Yes
- A world heritage area listed under the World Heritage Convention ☒ No ☐ Yes
- Brisbane forest park under the *Brisbane Forest Park Act 1977* ☒ No ☐ Yes

If yes to **any one** - This application must be referred to the chief executive under the relevant Act mentioned as Advice Agency.

IP Regulation, schedule 2, table 2, item 40

REMOVAL, DESTRUCTION OR DAMAGE OF A MARINE PLANT - this question only applies for applications not also seeking approval to carry out operational work.

2.13 Does the proposed use involve the removal, destruction or damage of marine plants under the *Fisheries Act 1994*?

- ☒ No
☐ Yes

IPA, section 3.2.2A
 IPA, schedule 8, part 1, table 4, item 8 (assessable development)
 IPA, schedule 8, part 2, table 4, item 4 (self-assessable development)
 IP Regulation, schedule 2, table 2, item 29
 IP Regulation, schedule 1, part 3, table 4, item 8
 Fisheries Act 1994, section 76DA (wild river area)
 Wild Rivers Act 2005, section 43A

Disclaimer:

While the Department of Local Government, Planning, Sport and Recreation (DLGPSR) believes that this information contained on this form and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information without first making your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

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Proposal ID

[Click here to submit your DA](#)

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RTI Act 2009

12 December 2007

Noosa Council
CARE Martoo Consulting Pty Ltd
PO Box 1684
NOOSA HEADS QLD 4567

RECEIVED martoo consulting SC	
☒ Post	13 DEC 2007
☐ Email	☐ Counter
	☐ Other
File Ref: 030	
Referral: CTPI 49-S	

Dear Sir,

Re: Acknowledgement Notice - Application for Material Change of Use - Education Type 4 - Information (Library) situated at 2 Marara Street, Lot 3 Marara Street & 9 Maple Street Cooroy described as Lot 1 C 56021, Lot 3 RP 153299 & Lot 3 C 56024.

Receipt of the above application for Education Type 4 - Information (Library) is acknowledged.

Please find attached an Acknowledgement Notice prepared in accordance with section 3.2.3 of the Integrated Planning Act, 1997. The Acknowledgement Notice contains information relevant to the processing and assessment of the application.

You should be aware that the application is to be referred to referral agencies. Accordingly, you are required to forward a copy of the application and the attached Acknowledgement Notice to the referral agencies within three months. Attached for your convenience, is a letter that should be completed and returned once all relevant material has been referred to the referral agencies.

Preliminary assessment of the application indicates that further information may be needed for Council to complete the assessment and determination of the application. This request will be sent under separate cover following inspection of the site.

You may wish to follow the progress of this application online at www.noosa.qld.gov.au/PlanningDevelopment/PDOnline.

Please contact Council's Land Use Section on the above telephone number should you require further assistance or clarification about the application.

Yours faithfully,

CTPI 49-Sch4

Tracy Arthur
SENIOR PLANNING OFFICER

Date:

Chief Executive Officer
Noosa Council
Attention: Land Use Section
PO Box 141
TEWANTIN QLD 4565

Dear Sir/Madam,

Re: Notification of Referral of Application Material

In accordance with Section 3.3.4 of the Integrated Planning Act, I hereby advise that on (insert date) , a copy of the application and Acknowledgement Notice was referred to each referral agency.

The application No. is _____ situated at _____

Yours faithfully,



Acknowledgement Notice

INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION

File No: 2007/2449

For further information regarding this notice, please contact: **Kerri Coyle**

Phone: 5449 5223

1 APPLICANT DETAILS

Name: Noosa Council

Postal address: CARE Martoo Consulting Pty Ltd
PO Box 1684
NOOSA HEADS QLD 4567

Phone no: 5455 5425

Fax: 5455 5725

2 PROPERTY DESCRIPTION

Street address: 2 Marara Street COOROY, 9 Maple Street COOROY, Marara Street COOROY

Real property description: LOT 1 C 56021, LOT 3 C 56024 & LOT 3 RP 153299

3 OWNER'S DETAILS

Name: Noosa Shire Council

Postal address: PO Box 141
TEWANTIN QLD 4565

4 APPLICATION TYPE

What approval is being sought?

Preliminary
Approval

Development
Permit

Material Change of Use - Education Type 4 - Information (Library)

No

Yes

5 SUPERSEDED PLANNING SCHEME

The application will be assessed under the superseded Planning Scheme.

No

6 CODE ASSESSMENT

Will Code Assessment be required?

Yes

Applicable Codes

Cooroy & Lake Macdonald Locality Code;

Community Uses Code;

Landscaping Code; and

Engineering Works Codes

Overlay Codes:

Biodiversity Overlay Code;

Heritage Overlay Code; and

Natural Hazards Overlay Code

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7 REFERRAL AGENCIES

What are the names and addresses of Referral Agencies?

REFERRAL AGENCY	ADDRESS	REFERRAL - BASIS
Queensland Transport	Transport Planning Branch, GPO Box 213, BRISBANE QLD 4001	CONCURRENCE Use listed in schedules 13C & 13D of the <i>Integrated Planning Regulation 1998</i> and exceeds specified thresholds.
Environmental Protection Agency	Contaminated Land Unit, GPO Box 2771, BRISBANE QLD 4001	CONCURRENCE Premises on the Contaminated Land Register and previously used for a notifiable activity and an industrial activity.
Energex	GPO Box 1461, BRISBANE QLD 4001	ADVICE Land subject to an electricity easement

8 INFORMATION REQUEST

Will a further Information Request be made by the Assessment Manager?

Yes

Notification is also given in accordance with section 3.3.6(6) of the *Integrated Planning Act* that the information request period is extended by 10 days.**9 ASSESSMENT MANAGER**

Name: Noosa Council

Signature:

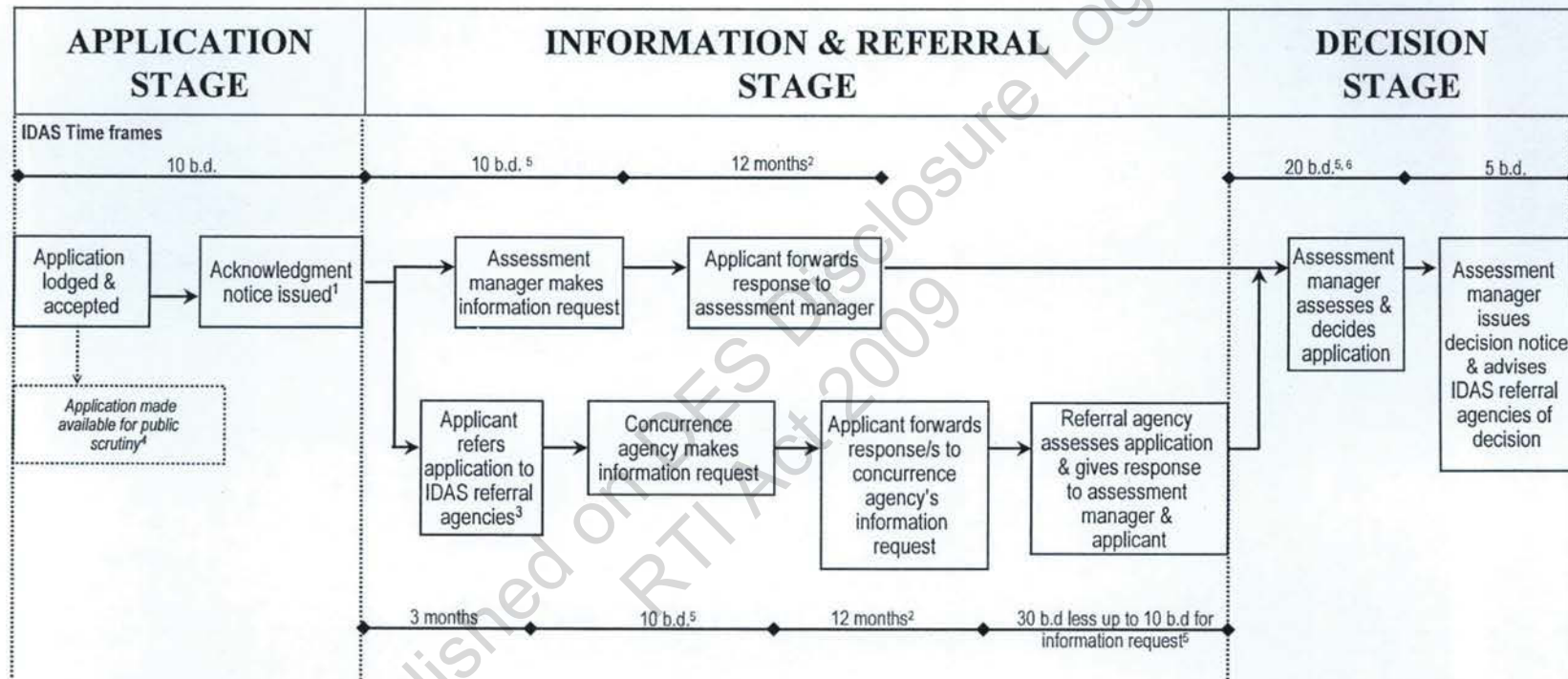
CTPI 49-Sch4

Date: 12/12/07

IDAS FLOWCHART 11

As at Tuesday 25 June, 2007

For an application involving – • Code assessment only • Information request issued
• IDAS referral agencies



Note: b.d. = business days

¹ If the application is for a brothel, the assessment manager must also provide the Prostitution Licensing Authority with a copy of the application and a written notice stating whether the development application is required to be subject to Code or Impact Assessment, within 10 business days after receiving the development application.

² If the application is in response to a show cause notice or an enforcement notice, the applicant will only have 3 months to respond to an information request.

³ Note: applicant provides the assessment manager with written notice as to when the application was referred.

⁴ Each application and any supporting material must be kept available for inspection and purchase from the time the assessment manager receives the application until the end of any appeal period or the application is withdrawn or lapses.

⁵ This period may be extended.

⁶ While the assessment manager may start assessing the application at any time, they may not decide the application during the first 10 business days after the day the decision making period commences, unless the applicant has given the assessment manager written notice that they do not intend to take action under Section 3.5.9 or 3.5.10.

Disclaimer

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28th November 2007

Chief Executive Officer
Noosa Shire Council
PO BOX 141
TEWANTIN Q 4565

Dear Sir/Madam

RE: LAND OWNERS CONSENT FOR A DEVELOPMENT APPLICATION FOR THE DEVELOPMENT OF 'MILL PLACE' FOR A LIBRARY, GLOBAL CONNECT CENTRE AT MILL PLACE, COOROY DESCRIBED AS LOT 1 ON C56012, LOT 3 ON C56024 AND LOT 3 ON RP153299

As the landowner of Lot 1 on C56012²¹, Lot 3 on C56024 and Lot 3 on RP153299, located at the corner of Maple Street and Marara Street Cooroy, I hereby consent to the making of the above Development Application seeking a Development Permit for Community Use - Education - Type 4 Information (Library).

Yours faithfully

CTPI 49-Sch4

for **Bruce Davidson**
Chief Executive Officer
Noosa Council

B/CED

28/11/07

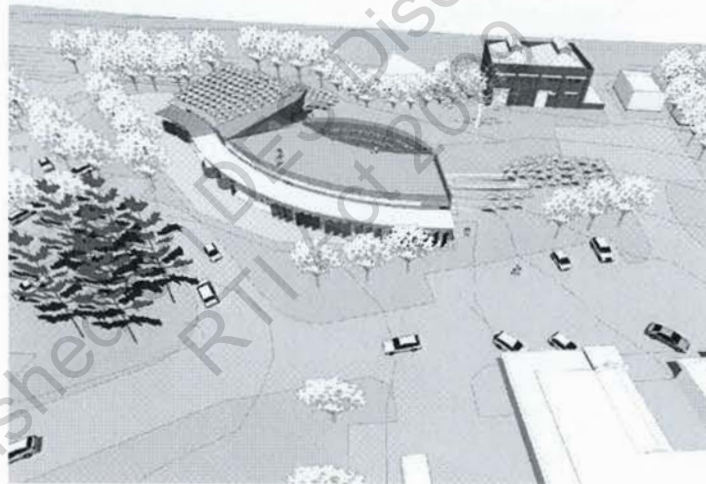
dated

PROPOSAL REPORT

Development Application

seeking a

Material Change of Use for a Community Use Education Type 4 Information (Library)



AERIAL VIEW

Site:
Maple and Marara Streets, Cooroy

Applicant:
Noosa Council

Prepared: November 2007

R00830-01-A

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1 Introduction

This planning report has been prepared for Noosa Council being the applicant of a development application proposing a Material Change of Use of Premises for **Education Type 4 Information (Library)** over premises at the corner of Maple and Marara Streets, Cooroy.

The subject site comprises three lots described as Lot 1 on C56012, Lot 3 on C56024 and part of Lot 3 on RP 153299 and is within the Noosa Shire. It is noted that Noosa Council currently has an application with the Department of Natural Resources to relocate part of Marara Street and alter the area and shape of Lot 3 on RP 153299.

The proposed development of this site constitutes 'development' as defined by Section 1.3.2 of the *Integrated Planning Act 1997*. This development application seeks a Development Permit for a Material Change of Use of Premises for **Education Type 4 Information**. The proposal is deemed *code assessable* development under the provisions of the Noosa Plan 2006 and the *Integrated Planning Act 1997*.

This planning report covers the following matters in order to assist the assessment of this development application:

- **Section 2:** The basic details of the application as extracted from certain parts of the application forms;
- **Section 3:** A description of the subject site;
- **Section 4:** A brief description of the locality surrounding the subject site;
- **Section 5:** An explanation of the proposal;
- **Section 6:** An assessment of the proposal against the 2006 Noosa Plan; and
- **Section 7:** A conclusion that provides summary grounds, which support the approval of the application as proposed.

The Noosa Council is the Assessment Manager for this development application.

Any words or terms are shown in *italic* font in this proposal report, refer to either relevant state legislation direct quotes from this planning scheme as indicated. Words in **bold** font refer to definitions as detailed by the Noosa Plan.

The report concludes that the proposal is consistent with the provisions of the planning scheme and is supported for approval.

2 Basic Information

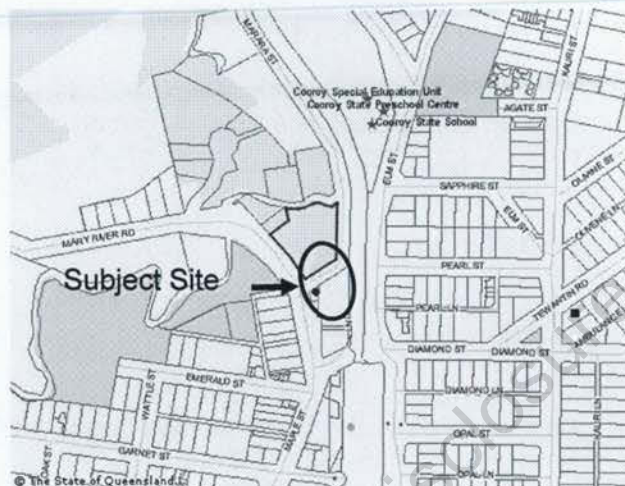
Basic information relating to this development application includes:

Applicant:	Noosa Council C/- Martoo Consulting PO Box 1684, Noosa Heads Qld 4567	
Address of Site:	Cnr Maple and Marara Streets, Cooroy	
RPD of Site:	Lot 1 on C56021, Lot 3 on C56024, part of Lot 3 on RP153299 and area of road	
Owners:	Noosa Council	
Area of Site:	5213m ²	
Current Use of Site:	Community Services - Butter factory (Cooroy Arts Centre), Pottery Shed, Kiln, Woodworkers Cottage	
Land Use Zonings:	Community Services	
Strategic Area:	Urban	
Overlays:	Heritage Overlay	
Proposal:	Community Use - Education Type 4 - Information	
Approvals Sought:	Development Permit for Material Change of Use of Premises	
Administering Authority:	Noosa Council	
Referral Agencies:	Queensland Transport Environmental Protection Agency	
Existing Easements:	Nil	
Consultants for Development Application:	Town Planners: Architect: Traffic Consultant: Mechanical and Electrical: Engineers:	Martoo Consulting Brewster Hjorth Architects Parsons Brinckerhoff Australia Pty Ltd Steensen Varming Medland Metropolis and Robert Bird Group

3 The Characteristics of The Site

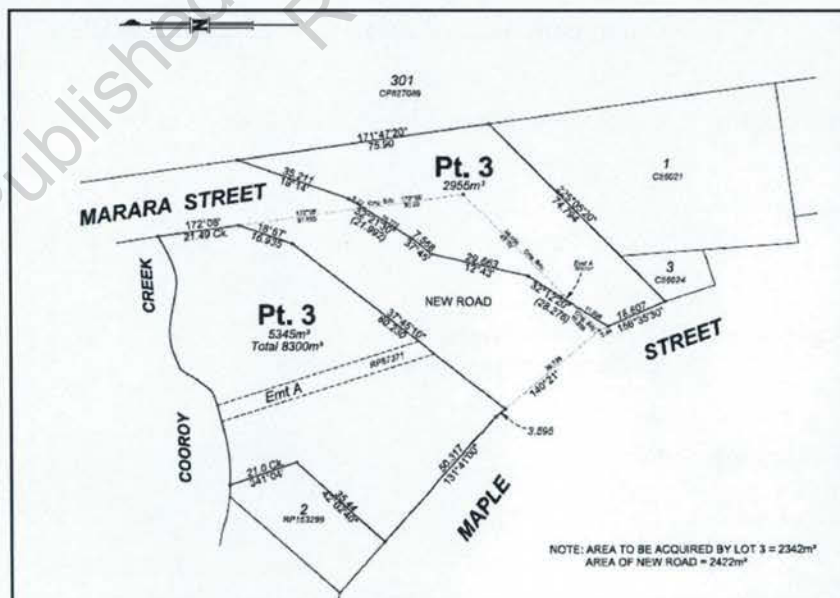
3.1 Site Characteristics

The site is located on the northern fringe of the Cooroy township at the southern corner of the Marara and Maple Streets intersection and comprises three lots. These lots are described as Lot 1 on C56021, Lot 3 on C56024 and part of Lot 3 on RP153299. The map below illustrates the location of the site.



Lot 1 on C56021 and Lot 3 on C56024 are located on the southern side of Marara Street with the remainder of the subject site comprising an area of the Marara Street road reserve that is to be closed. Council has made application to the Department of Natural Resources to close part of this road reserve and relocate the road reserve further to the north on Lot 3 RP153299 closer to Cooroy Creek as demonstrated in diagram 1 below.

Diagram 1 - Area of proposed road closure and subject sites



The site has a total area of 5213m² (including the area of road to be closed) and is relatively level across the southern portion of the site. The northern corner of the site is benched and retained with a rock retaining wall detailed in photograph 1 below.



Photograph 1 - corner of Maple and Marara Street

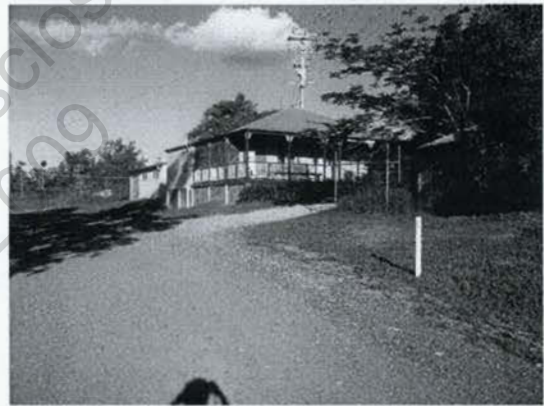
The site has a range of vegetation including native trees and amenity planting.

3.2 Existing Development on the Site

The site currently contains a number of community buildings as indicated on diagram 2. These buildings include the Butter Factory, Pottery Shed and Woodworkers Cottage and workshops.



Photograph 1- Existing Butter Factory



Photograph 2 - Woodworkers Cottage



Photograph 3 - Workshops and woodworkers shed to the rear



Photograph 4 - View of Workshops from Marara Street.

3.3 Existing Infrastructure Servicing the Site

The subject site is serviced by standard community infrastructure including reticulated water supply and sewerage, underground telecommunications and overhead electricity supply. Maple Street is of a sealed formation with has kerb and channel whilst Marara Street is of a gravel formation.

3.4 Site Contamination

Part of the site (part of Lot 3 on RP153299) is on the Environmental Management Register, established under the *Environmental Protection Act 1994* due to its previous use as a sawmill. Council has remediated the site and is seeking removal of the site from the Register.

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RTI Act 2009

5 Background to the Cooroy Library

The site, on which the Cooroy Library is proposed, previously contained the Cooroy Mill which was closed in 2000 in accordance with the Regional Forest Agreement. Following negotiations between Council, a Cooroy community taskforce and the State Government, the site of the Cooroy Lower Mill was transferred to Noosa Council.

The Cooroy Lower Mill Board was formed by Noosa Council and the community in 2004 to oversee the planning and development of the site for the future benefit of the Cooroy community and the wider region. A strategic vision and Master plan were prepared to guide the regeneration of the site.

The Master Plan proposes the development of a creative and learning precinct at the southern end of the site surrounding the existing Cooroy Butter Factory. The precinct is to include as the major focus a public library and community town square.

Noosa Library Services developed a new Strategic Plan in 2003 to plan library services to meet community needs from 2004 to 2007. This Strategic Plan identified access to library services as one of the key issues facing Noosa Library Service. Deficiencies included inadequate library floor space for the current and future Noosa population, operational constraints within the Noosa Library concerning collections, technical services and the mobile library and limited services provided to hinterland residents. The need for a physical library in the growing hinterland area was recognised, with Cooroy identified as the most suitable location.

A Hinterland Library Concept Plan was developed in 2005 to outline the role and function for a library in Cooroy. The Concept Plan identified the Lower Mill Site as the most appropriate site for the new Library as it allowed for the construction of a purpose built Library that would meet current and ongoing community and corporate needs, was located close to the CBD, had adequate parking provision for customers and the Mobile Library, and had the potential to play a key role in the development of the Lower Mill Site as a community precinct.

5.1 Queensland's 150th Celebrations 150th Legacy Infrastructure Program

In 2009 Queensland commemorates the 150th anniversary of becoming an independent state from New South Wales.

In 2006 the Queensland Government announced a \$200 million grant fund (known as Q150) for communities throughout Queensland to create ongoing legacies to the 150th anniversary by funding capital works programs that met the vision of the celebrations: "reflect on our past and imagine our future". The Mill Place project and library have been determined to meet the aims of the Q150 and have received funding from the fund.

4 The Characteristics of the Surrounding Environment

4.1 Description of Land Uses Adjacent to the Site and within the Surrounding Area

The subject site is located on the northern boundary of the Cooroy township and is surrounded by a range of Community uses.

The adjoining parcels of land have the following uses:

- North: Old Boral Timber Mill site - proposed recreational precinct
- East: North Coast Railway line
- West (opposite the site): Shops and Offices
- South: Cooroy Kindergarten

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6 The Proposal

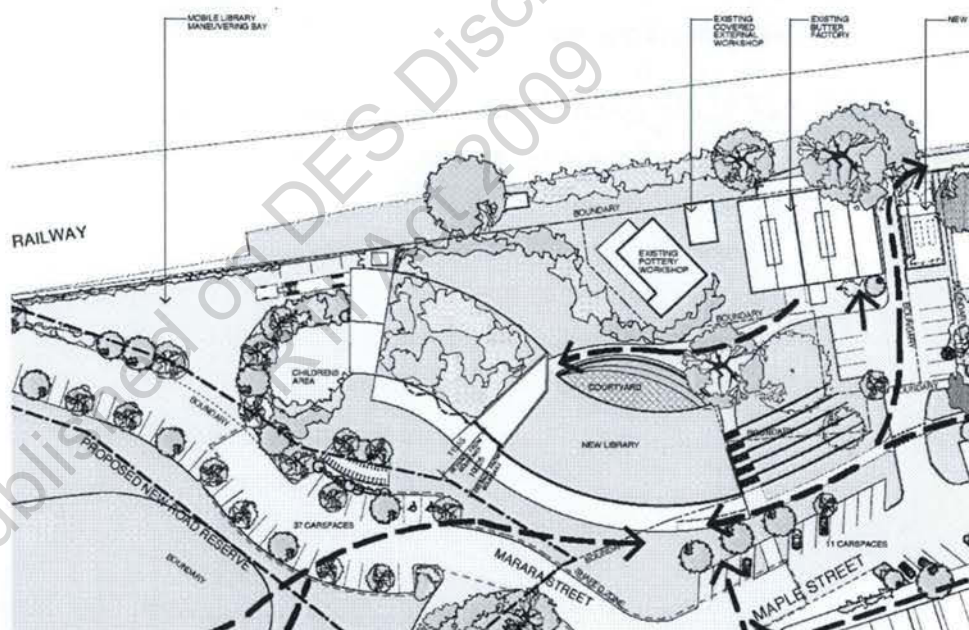
As indicated in Section 1 of this report, this application proposes the construction of a **Community Use - Education Type 4 Information (Library)**.

The material change of use of premises is *code assessable* development under the 2006 Noosa Plan. Brewster Hjorth Architects have prepared proposal plans for the development, which are included in **Appendix A**.

6.1 Building Design and Siting

The existing woodworker's cottage on site is to be relocated to a site on the northern side of Cooroy Creek with the existing workshops to be demolished. The site is then to be developed for the Cooroy Library.

The proposed library is to be located on the northern portion of the site and is of a curved form wrapping around the corner of Maple Street and extending along Marara Street. The building is a single storied design and is partially excavated into the natural slope of the site. Grassed roof tops are proposed that connect and form part of the 'town square' on the southern portion of the site. Pedestrian access and connection to the 'town square' is achieved through an internal stair access under an architectural feature described as a 'Lantern'.



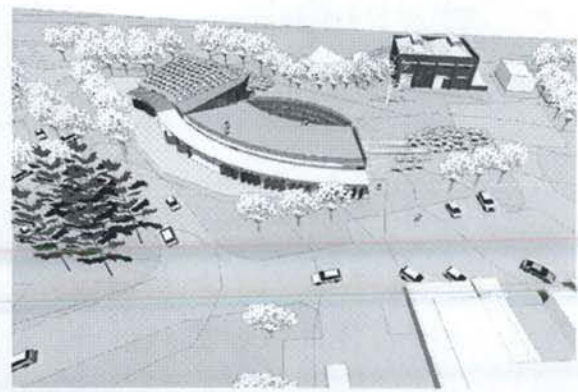
The library is divided into a north and south pavilion with a central circulation core joining the two pavilions. The internal layout includes multi purpose rooms, a customer service area, public toilets, returns area, adult and children's book collections, lounge areas, servery, staff work area and plant room.

A covered veranda runs along the Marara Street frontage with weathered timber sun shading screens located along portions of the veranda. Part of this veranda is to be used for external reading. The library provides a fenced children's outdoor area at the northern end of the building as well as direct access to the mobile library.

The main façade of the building presenting to Marara Street comprises glass panels with external surfaces of the building clad in Coreten Steel which is a natural self rusting surface. Timber battens sun screens provide further articulation and sun protection to the building.



MAIN ENTRY TO LIBRARY



AERIAL VIEW

The building presents an iconic building that proposes to utilise a range of high quality materials and finishes which include:

- Reinforced Concrete with off form finishes;
- Glazed walls;
- Weathered timber sunshading screens to the west and north facades;
- Coreten steel cladding;
- Glazed handrails and balustrades;
- Planted and grassed roof tops.

An Architectural Statement prepared by the project architect is included as **Appendix B**.

The proposed development has the following development parameters:

- Site cover - 36.36%
- Gross floor area - 1413.37m²
- Total use area - 1246.77m²
- Building height - maximum 7.5 metres
- Carparking spaces -
 - 2 disabled space
 - 2 motor bike / scooter parking
 - 44 carparking spaces
 - 30 bike parking spaces
 - 2 delivery van spaces
 - Mobile library parking
- Service area for Mobile library on the northern section of the site;
- Waste disposal and recycling area provided at the northern portion of the site

A part of the development, the Marara Street road reserve is to be upgraded with a curved alignment. Public carparking for the library and associated uses will be provided within this road reserve.

6.2 Operational Aspects

The proposed building is to form an integral part of the Cooroy township and will provide library facilities including meeting rooms and a Global Connect Centre for internet and computer use. This Global Connect Centre is able to be closed off and accessed separately from the main library after hours.

The library is to be open Monday to Friday - 9.30 am to 6.00 pm and Saturday - 9.30 am to 3.00pm.

The library is to have 8 staff including part and full time workers.

Mobile library parking and loading has been provided at the end of the northern portion of the building adjacent to the railway line and away from pedestrian areas.

6.3 Intent of Landscaping and Other Associated Development Works

A detailed landscaped design will be prepared in accordance with Council's relevant code at the time of lodging a development application for operational works (landscaping).

Consideration of existing vegetation on the site as well as landscaping concepts for the site have been detailed on the architectural plans and a tree removal plan specified. The conceptual layout indicates:

- Planting of roof top areas;
- Screen planting around children's area;
- Street planting along Marara Street;
- Relocation of existing large tree; and
- Removal of trees around the perimeter of the site;

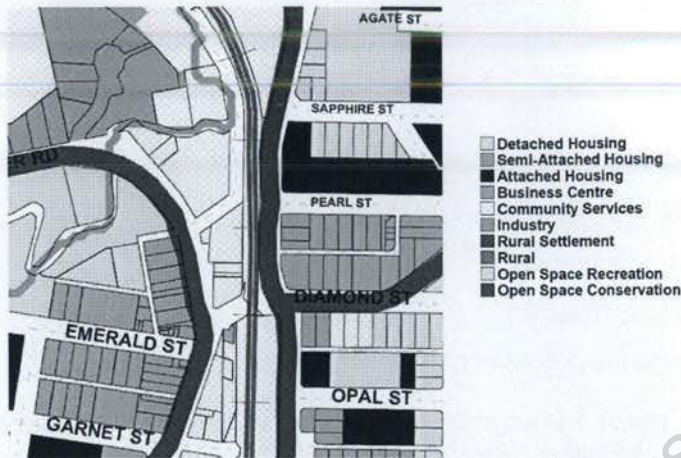
It is the applicant's intention to use native plant species where possible and feature plant species recommended in the Landscape Policy. More specific softscape elements will be identified in the development application for operational works (landscaping).

Other development works will also include building works, plumbing and drainage works, and operational works for stormwater drainage and driveway and access construction. These works will be the subject of detailed design and the lodgement of formal development applications to the Noosa Council once the development permit for material change of use of premises takes effect.

Preliminary hydraulics, stormwater, mechanical and electrical services reports have been prepared and are included as part of this development application under **Appendices C, D, E and F**.

7 Development Assessment

The Noosa Plan includes the site in the Cooroy & Lake Macdonald locality and provides the site with a Community Services zone. An extract of the zoning map for the locality is detailed below. The assessment table for the Attached Housing zone indicates that **Community Uses** are code assessable development.



Under Section 3.5.4(2) of the *Integrated Planning Act 1997* an Assessment Manager therefore must limit its assessment to only the following matters for the code assessable component of the above application:

- (a) applicable codes (other than concurrence agency codes the assessment manager does not apply);
- (b) subject to paragraph (a) - the common material;
- (c) if they are not identified in the planning scheme as being appropriately reflected in the planning scheme:
 - (i) State planning policies, or parts of State planning policies;
 - (ii) for the planning scheme of a local government in the SEQ region; and
- (d) if the assessment manager is an infrastructure provider - the priority infrastructure plan.

7.1 Applicable Codes

The codes identified in the Noosa Plan as being applicable to code assessable *development* for the proposed library are:

- Cooroy & Lake Macdonald Locality Code
- Community Uses Code
- Landscaping Code
- Engineering Works Codes

A comparison of the proposal against the requirements of the Cooroy & Lake Macdonald Locality Code, the Community Uses Code and the Landscaping Code is detailed in **Appendix G, H, and I**. As indicated above, separate applications for Operational Works, Landscaping and Engineering works will be lodged with Council.

7.1.1 Cooroy & Lake Macdonald Locality Code

The proposal complies with the Specific Outcomes of the Cooroy & Lake Macdonald Locality Code with regard to built form, height and amenity. The proposal however does not meet the Specific Outcomes of the code in relation to setbacks and roof forms.

Setbacks

In accordance with the planning scheme, development in the Community Services zone is to provide a front setback of 6.0 metres and 3.0 metres to all other boundaries. Due to the shape of the site, the existing buildings on site and the extensive road frontages, the library intrudes into the 6.0 metre front setback and one side setback.

The submitted plans illustrate that the building generally complies with the stipulated setbacks with the façade of the building generally setback at least 10 metres from the new property boundary. The veranda and a portion of the building however intrude into the setback area.

The proposed intrusions are considered to comply with the Specific Outcomes 8 which relates to setbacks as demonstrated below:

Setbacks

O8 Buildings and other structures are appropriately designed and sited to—

a) provide amenity for users of the premises as well as preserve the visual and acoustic privacy of adjoining and nearby properties;

The proposed building has been located in proximity to the Maple Street frontage to enable the provision of a town square precinct between the Butter Factory and the Library. As such the south wall of the library extends into the required setback to Maple Street. This wall is considered to create a sculptural edge to the building as visitors approach the building from the south. The building along with associated site works of landscaped steps leading to the Butter Factory precinct, new street plantings and removal of the existing stone retaining walls improves the pedestrian amenity of the area.

The area of the intrusions have been designed with respect to the overall layout of the development and are located well away from adjoining premises and do not impact on the visual or acoustic privacy of the surrounding premises.

b) preserve any existing vegetation that will buffer the proposed building from adjoining uses;

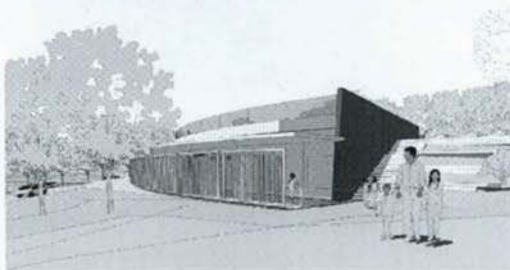
The existing vegetation that is affected by the proposed library is located above the retaining wall along Maple Street and is not considered significant. Through the change in levels proposed by the development, a wide pedestrian area will be provided that enhances the amenity of the area. Additional areas for carparking and street planting will be provided that will enable buffering and enhancement of the building.

c) allow for landscaping to be provided between buildings; and

The proposed building form is predominantly earth covered to connect to the existing topography of the site. The earth covered building form creates an upper podium that forms the town square and links the development with the existing buildings on the site. This roof form enables substantial landscaping between the different buildings.

d) maintain the visual continuity and pattern of buildings and landscape elements within the street.

Due to the extensive street frontage (Maple and Marara Streets) the project architect has wrapped the building around the corner of the site. This linear form emphasises the horizontal line of the landscape and when combined with site and landscape works will open up the corner to the town and draw people to the site and recreational area to the south.



R

Roof Form

Outcome 16 of the Locality indicates that the main roof of the building is to have a roof pitch of no less than 12 degrees and roof overhangs a minimum of 600mm wide. No roof top terraces are also prescribed.

<p>Roof form O16 Roof forms—</p> <ul style="list-style-type: none"> a) contribute positively to the local skyline; b) complement the low rise character of the locality; c) use simple traditional roof designs, such as hipped, gabled or skillion; and d) do not create opportunities for residents to overlook the private open space areas of neighbouring properties. 	<p>S16.1 The main roof of the <i>building</i> has a roof pitch no less than 12 degrees and has roof overhangs a minimum of 600mm wide; AND S16.2 <i>Building and structures</i> do not include rooftop terraces.</p>
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The proposed library has three roof forms. The southern roof is accessible to the public and forms part of the town square and greenscape. This roof has a roof pitch of 2.86 degrees. The central 'Lantern' has a roof pitch of 12.24 degrees which is consistent with the specific outcomes. The planted roof of Pavilion 2 has a roof pitch of 8.93 degrees. The proposal is considered to be consistent with the Specific Outcome for Roof Forms as detailed below:

- a) *Contribute positively to the local skyline* - As indicated in the Architectural statement (**Appendix B**) the proposed building has a varied roof form which is indicated to be an extension of the landscape cutting into the slope of the site and creating grassed and landscaped roof tops. The roof top areas form part of the town square on the southern part of the site and are set into the side of the site. The three roof forms partially conceal the building as well as create an interesting focal point for the precinct.
- b) *Complement the low rise character of the locality* - The overall building and roof line creates a building that is low rise, set into the natural contours of the site and complementary to the low rise character of the area.
- c) *Use simple traditional roof designs such as hipped, gabled or skillion*; - The building utilises skillion roof forms;
- d) *Do not create opportunities for residents to overlook the private open space areas of neighbouring properties*. - The proposed grassed roof top area is orientated to focus to the centre of the site. Due to the community and commercial nature of the surrounding area, the building does not overlook private open space areas.

Division 21 of the Noosa Plan outlines Specific Outcomes and Probable Solutions for the Community Services zone in which the site is contained. The proposed development is consistent with the specific outcomes of the zone providing a community focal point, co-locating uses on the site and provides pedestrian connectivity to the commercial centre to the south and west and community uses to the north.

Cultural Heritage

Probable Solutions **67.1** and **67.2** (detailed below) indicate a range of design features that are to be incorporated into any development in the Community Services Zone.

6.28 Built form	
<p>Cultural Heritage O67 A connection with Cooroy's history is maintained through—</p> <ol style="list-style-type: none"> retention and reuse of existing <i>buildings</i> with limited external modifications; retention of large canopy trees; and new buildings that respect and complement existing buildings on the premises and in the locality. 	<p>S67.1 Existing native vegetation is maintained; AND S67.2 New buildings and structures—</p> <ol style="list-style-type: none"> incorporate verandahs, eaves, roof overhangs, awnings or sunhoods; are designed to avoid blank imposing walls and bulky <i>development</i> forms by providing vertical and horizontal articulation at maximum intervals of 3m through features such as stepped wall alignments, covered entries, decks, balconies, verandahs, sunhoods, gables or other design features; and have timber framed windows and doorways.

The building is consistent with Specific Outcome **O67** as:

- It incorporates a veranda across the entire front façade of the building;
- The blade walls comprise Core Ten Steel (self rusting steel) that will weather with a uneven patina creating interest to the wall;
- Timber battens are used across the frontage of the building;
- The end use of the building for a library requires large floor areas;
- The glass paneling across the front of the building provides horizontal articulation to the façade.

The project architect has provided an Architectural Statement (refer **Appendix B**) that explains how the building is connected to the site and Cooroy Township. Further **Appendix J** includes a report from Councils heritage adviser indicating that the new library should not be attached to the Butter factory and should not replicate the Butter Factory as this would '*obscure the expression of the original butter factory*'.

7.1.2 Community Uses Code

The proposal compiles with the requirements of the Community Uses Code. Refer to **Appendix H** for a comparison of the proposal against the specifics of the code.

7.1.3 Landscaping Code

A review of the proposal against the Landscaping Code indicates that it generally complies with the Code. A tree removal and retention plan is included. (Refer **Appendix I**).

7.1.4 Engineering Codes

A separate application for Operational Works - Engineering works will be lodged with Council and appropriate conditions can be included as part of any approval. Preliminary hydraulics, stormwater, mechanical and electrical services reports have been prepared and are included as part of this development application under **Appendices C, D, E and F**.

Carparking

It is noted that carparking for the proposed use does not fully comply with the numbers specified under the Code and that the carparking is provided in the road reserve. The carparking for the development has been provided in this location due to:

- the community nature of the use;
- multi purpose trips;

- surrounding carparking spaces in the locality;
- retention of historic buildings on the site;
- creation of a town square on the site;
- provision of bicycle parking on site;
- provision of scooter parking; and
- development of a transit hub within the vicinity of the development;

A traffic report prepared by PB is included in **Appendix K** and details the traffic impacts of the development as well as identifying a surplus of carparking within the town centre.

The proposal is considered to comply with Specific Outcome **O9** as detailed below:

O9 Sufficient carparking is provided to accommodate the number and type of vehicles likely to be generated by the development having regard to the specifics of the use including—

a) *the type and intensity of land use*; - The proposed library is a community building that has a total use area of 1382 m² with this area comprising large areas dedicated to book display and reading areas. The proposed use provides a service to the township and will complement existing facilities in the town.

b) *any existing parking available on the site*; - There are approximately 11 carparking spaces on site that could be used for patrons of the library.

c) *hours of operation*; - The hours of operation are consistent with surrounding commercial uses in the area.

d) *likely numbers of users*; - Many of the patrons of the library will undertake multi purpose trips and therefore may park at surrounding carparking areas and then visit the site.

e) *the peak parking demand periods of uses on the site; and* - Traditionally libraries do not have a designated peak operating time. As previously indicated due to the nature of the use and that many patrons will visit the library whilst visiting other premises off site a peak visiting time may coincide with peak shopping times in the town.

f) *the availability of alternative carparking*. - As indicated in the traffic report **Appendix K** there is a surplus of carparking available in the Cooroy township. When combined with the nature of the use and that many patrons will undertake a number of activities on and off the site, the traffic consultants indicate that there is sufficient carparking for the proposed use.

7.2 Overlays

The site is subject to the provisions of the Heritage Overlay which identifies the site as a Heritage Site and in a Character Area. A comparison of the proposal against the provisions of the overlay indicates that it is consistent with the relevant requirements. Refer **Appendix L**

7.3 State Planning Policies

No adopted State Planning Policy is triggered by this development application.

8 Conclusion

The above development application has been submitted to Noosa Council as the Assessment Manager of the application under the *Integrated Planning Act 1997*. This application seeks a Development Permit for a Material Change of Use of Premises for a **Community Use - Education Type 4 Information (Library)** which is *code assessable development* under the 2006 Noosa Plan.

This application can be supported on a number of grounds as provided in detail in the above report. These grounds include:

- The proposed design acknowledges the topography, shape and orientation of the subject site and the existing features of the existing surrounding building fabric;
- The Noosa Plan supports the development of **Community Uses** on the site;
- The development is consistent with the intent of the zone;
- The surrounding land uses and roadways to the site and the characteristics of the locality support the use of the site for a **Community Use (Library)**;
- The design of the Library provides an iconic building that incorporates elements of the built fabric into the design whilst providing an iconic structure for the town.
- The proposed **Community Use** is generally consistent with the provisions of Cooroy & Lake Macdonald Locality Code; and
- The areas of non-compliance (i.e. setbacks, roof form and carparking) are considered minor and grounds have been provided in this report that support the development application as proposed.

The Assessment Manager's favourable consideration of the above development application is therefore recommended.

Annexures

Appendix A: Development Plans

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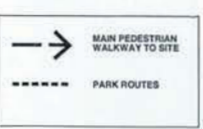
SITE COVERAGE AREAS

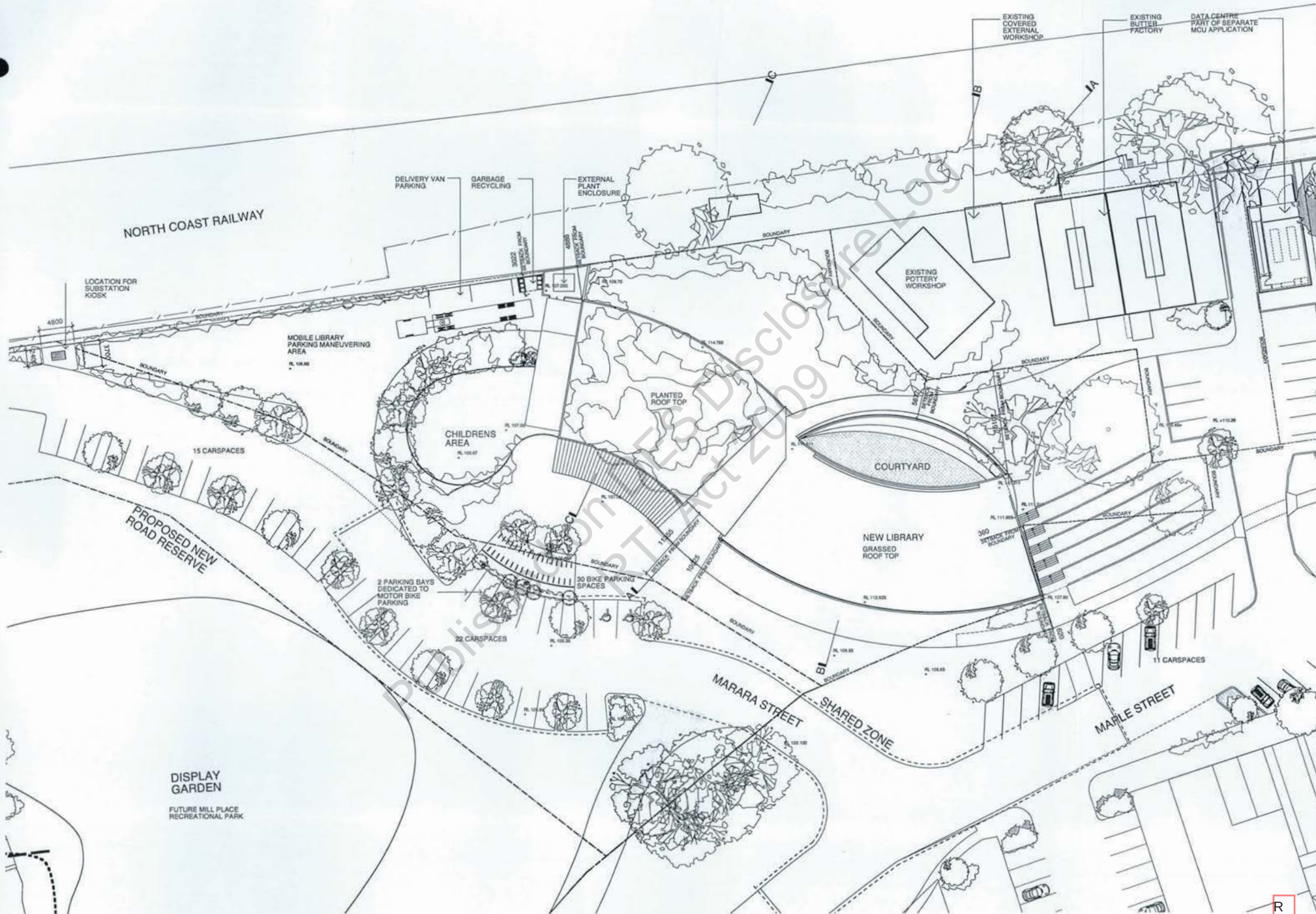
TOTAL SITE AREA	5219 m ²
NEW LIBRARY GROSS FLOOR AREA (GFA)	1413.34 m ²
NEW LIBRARY COVERED VERANDAH AREAS	334.6 m ²
TOTAL GFA	1748 m ²
TOTAL SITE COVERAGE % OF GFA TO SITE AREA	33.53 %

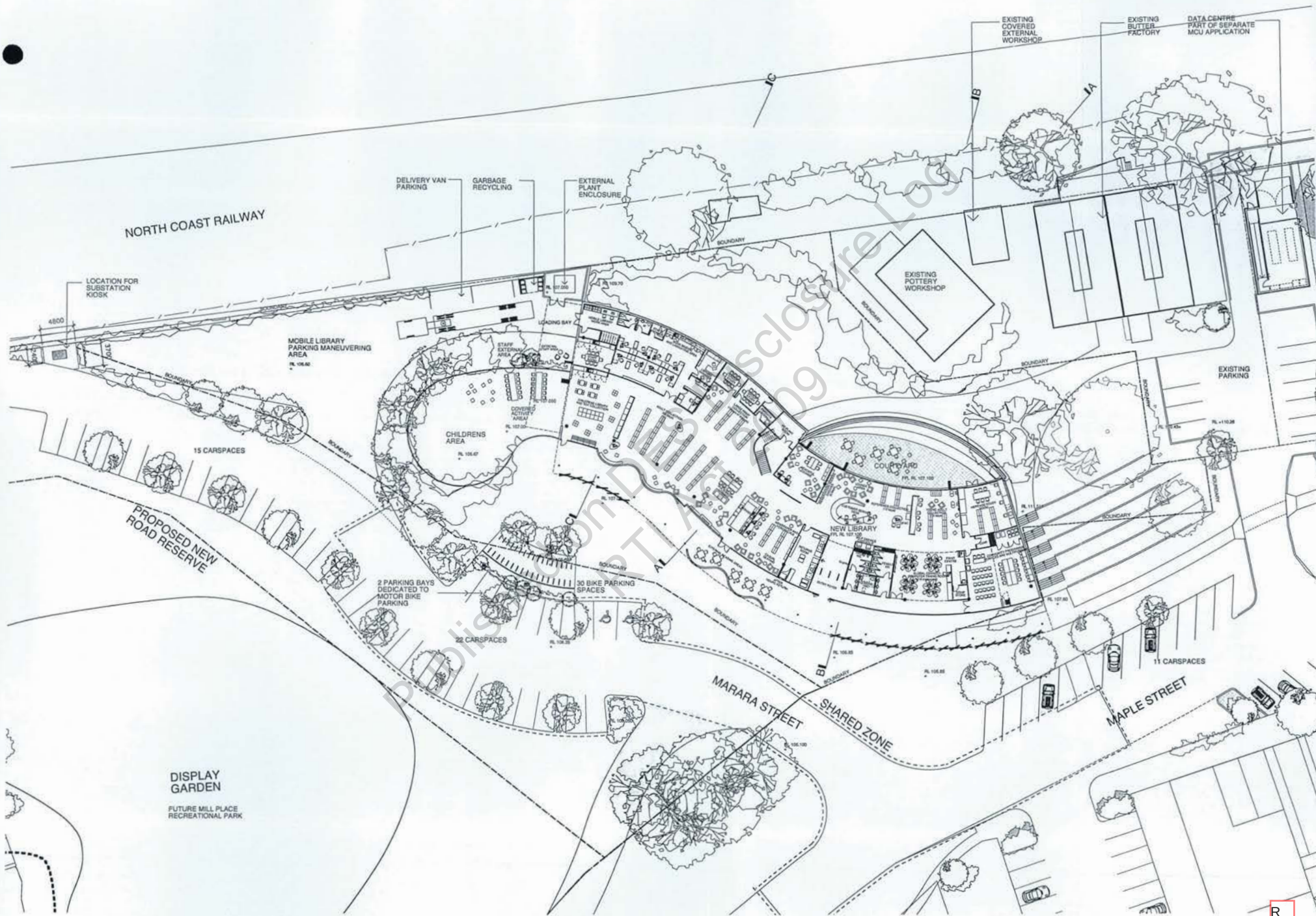
PROPOSED DEVELOPMENT PARKING PROVISIONS

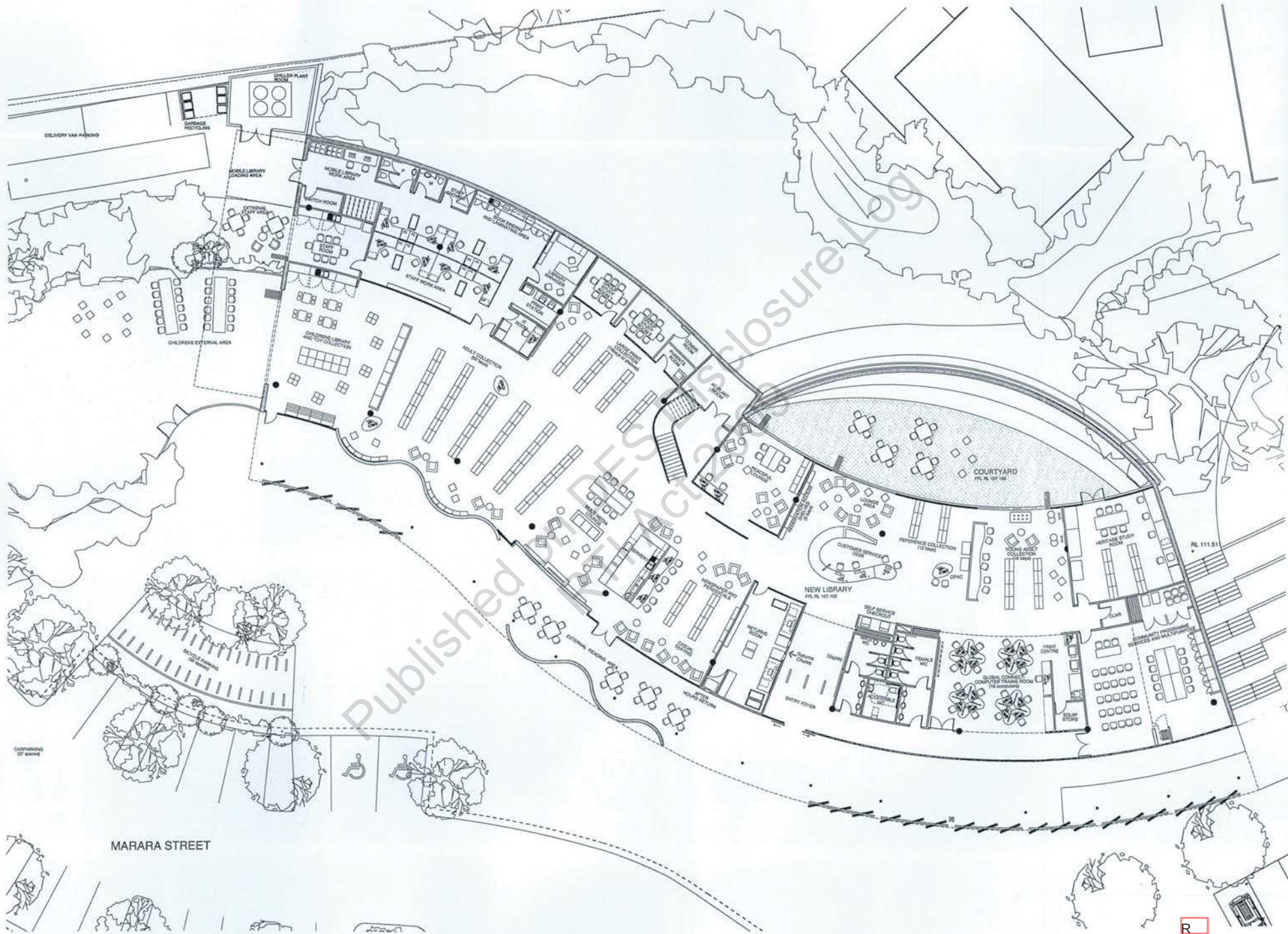
MARARA STREET PARKING	37 CAR SPACES
MAPLE STREET PARKING	11 CAR SPACES
TOTAL	48 SPACES
ALLOCATION OF TOTAL 48 PARKING SPACES	
PARKING FOR PEOPLE WITH DISABILITY	2 CAR SPACES (Included in Marara Street)
MOTOR BIKE PARKING	2 PARKING BAYS (For 5 Motor Bikes Included in Marara Street)
CARSPACES	44
BIKE PARKING SPACES	30 SPACES (Off Marara Street)
DELIVERY VANS	2 PARKING BAYS (Within external loadsign area)

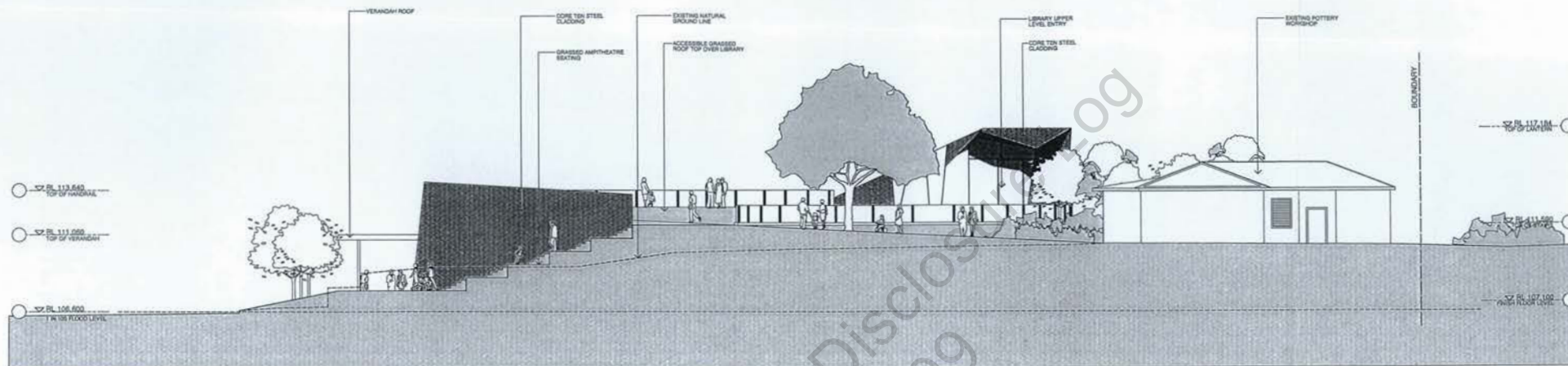
LEGEND







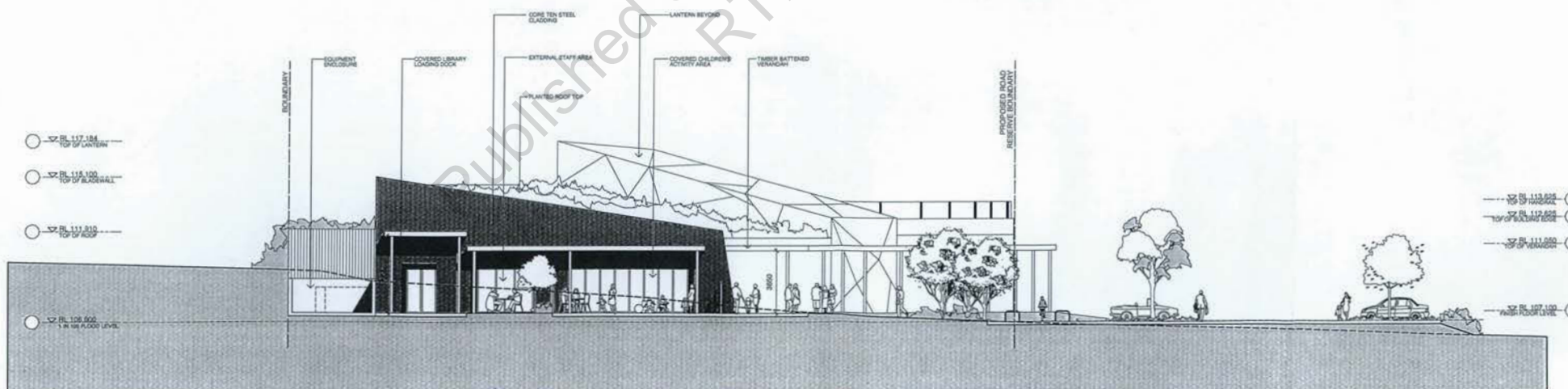




South Elevation

NEW LIBRARY

EXISTING POTTERY WORKSHOP



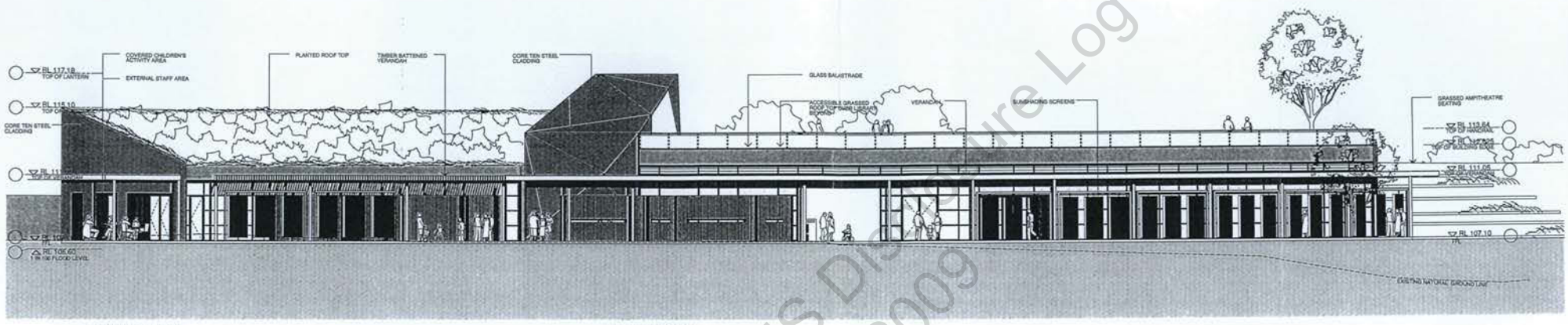
North Elevation

NEW LIBRARY

NEW BIKE PARKING

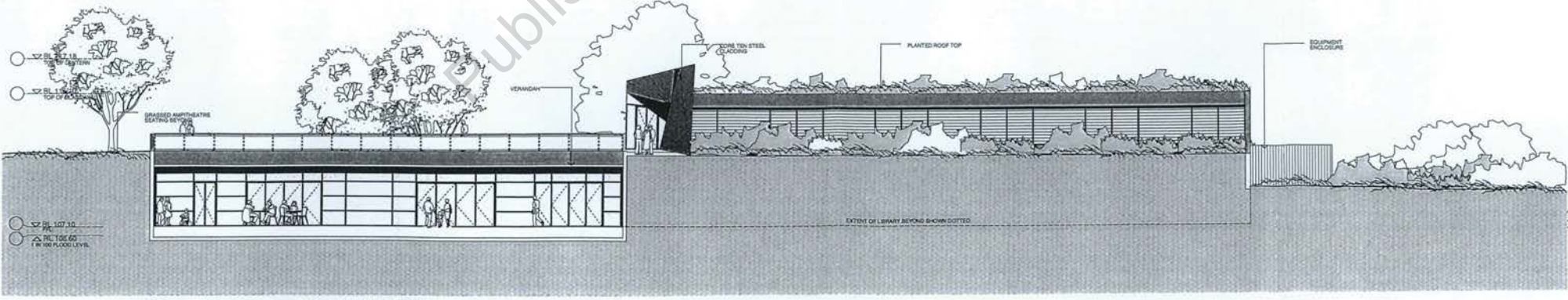
NEW MARARA STREET

R



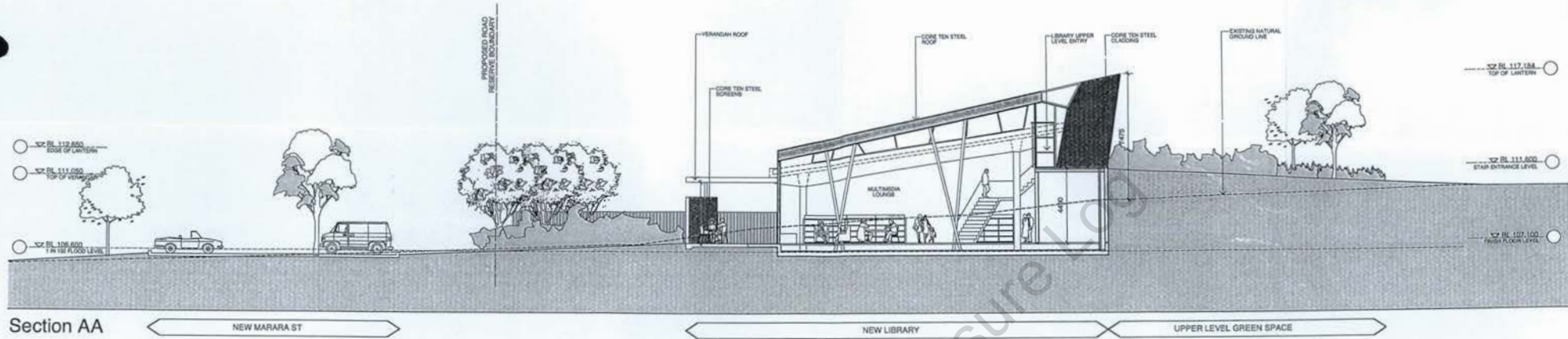
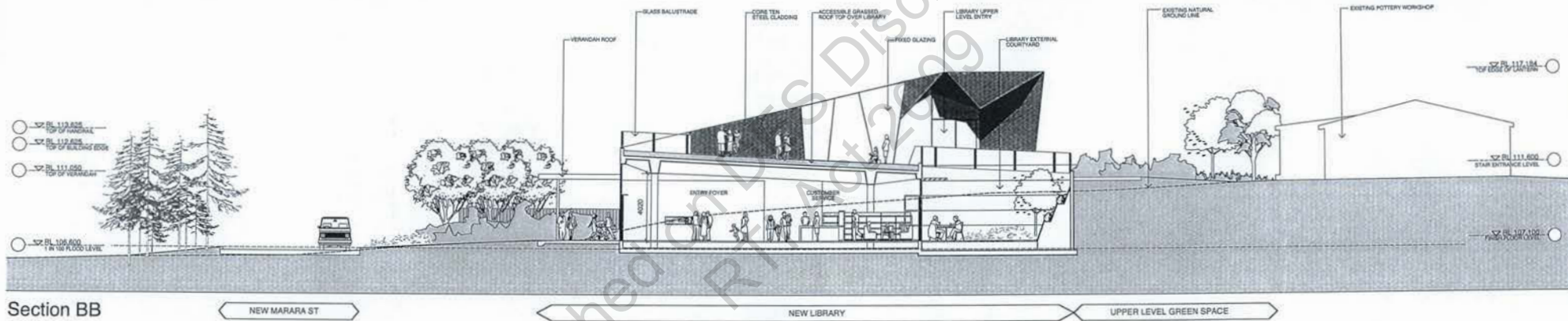
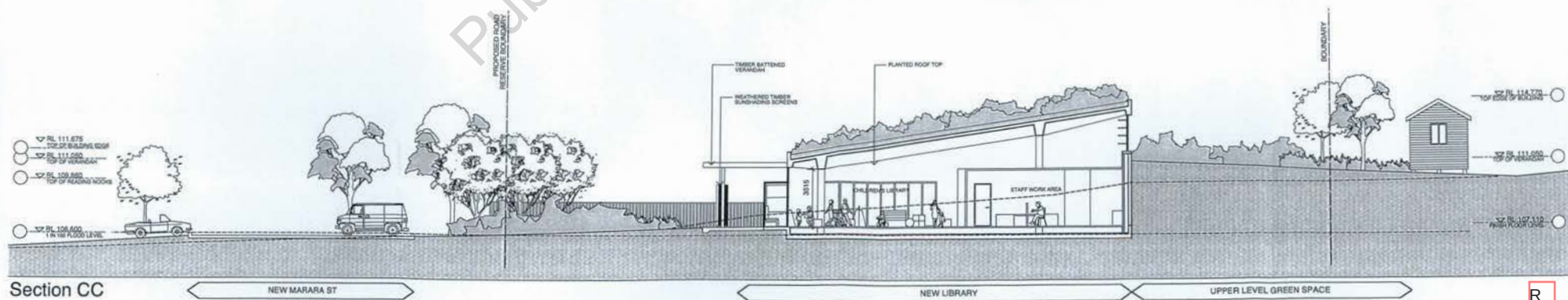
WEST ELEVATION
1:200

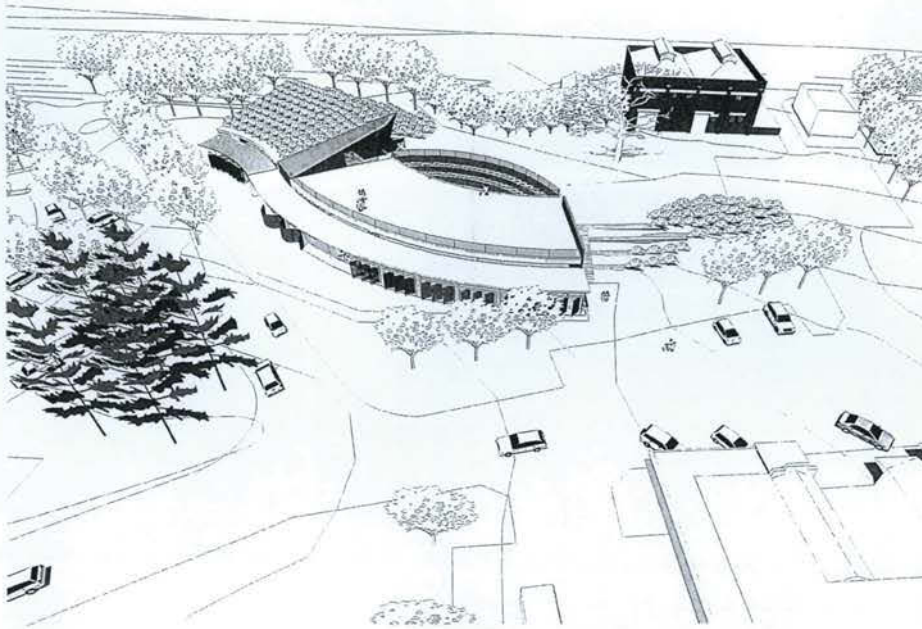
MARARA STREET



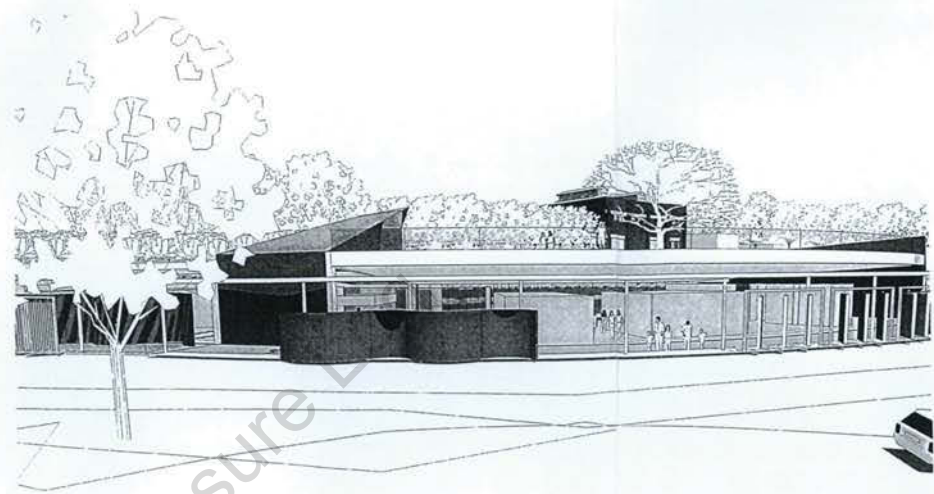
EAST ELEVATION
1:200

EXTERNAL SUNKEN COURTYARD

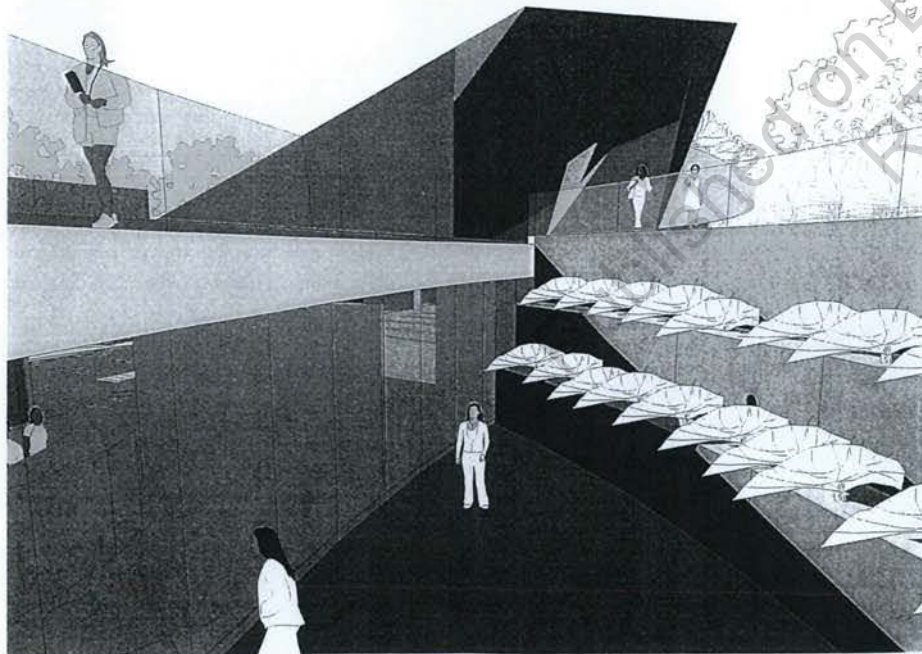




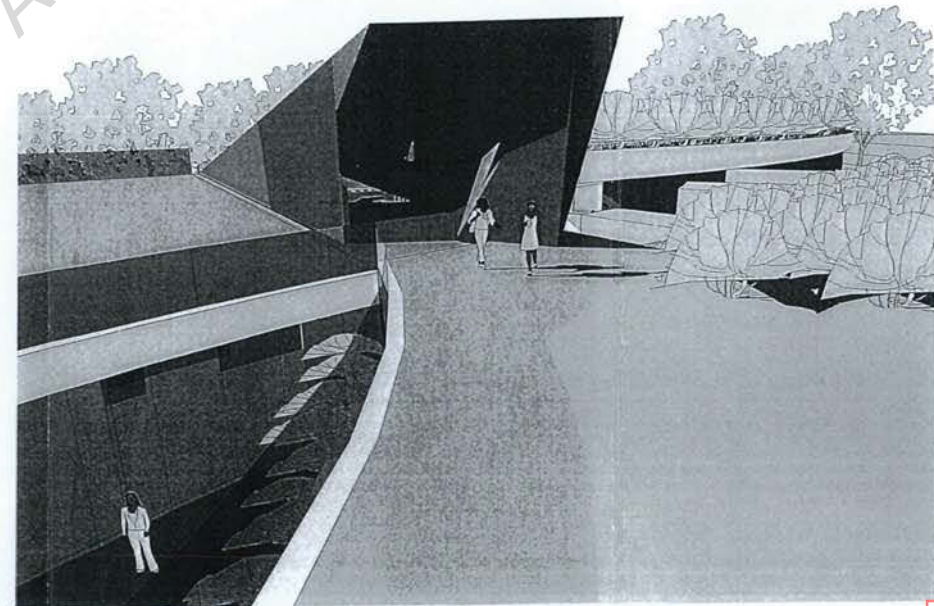
AERIAL VIEW



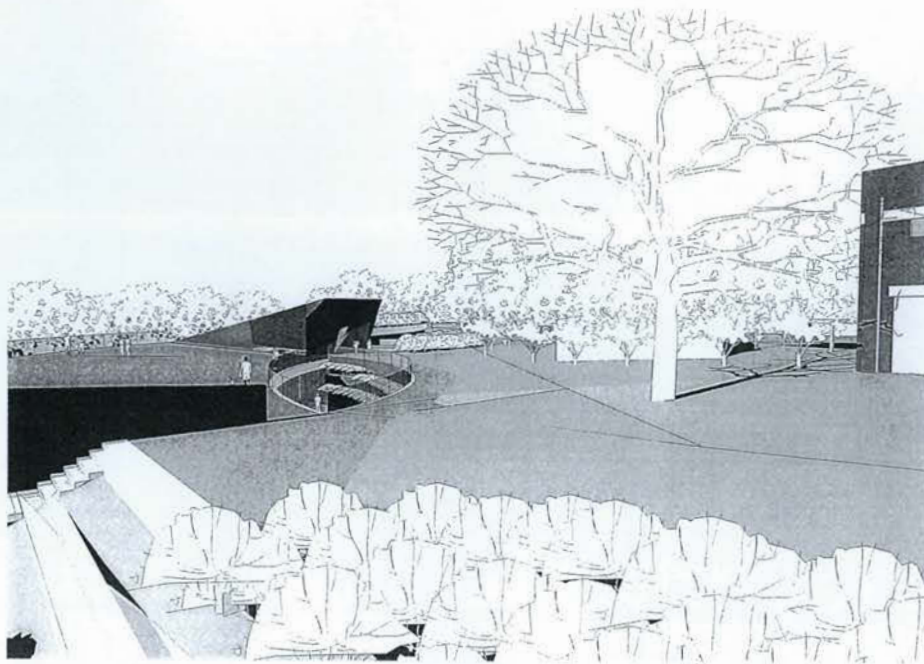
MAIN ENTRY TO LIBRARY



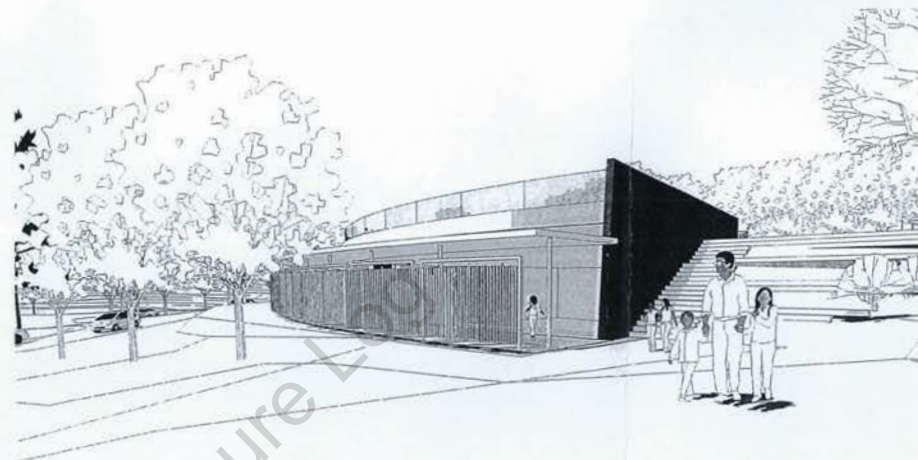
VIEW OF EXTERNAL COURTYARD AND UPPER LEVEL ENTRY
20-296



VIEW OF UPPER LEVEL ENTRY TO LIBRARY
File D



VIEW OF LIBRARY FROM UPPER LEVEL



VIEW OF LIBRARY FROM SOUTH WEST CORNER

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All dimensions are in millimetres unless otherwise noted. Do not scale from this drawing.
Verify all dimensions on site prior to construction.

CIVIL, STRUCTURAL, HYDRAULIC, ELECTRICAL AND SPECIALIST WATER TREATMENT WORKS:
Refer to specialist and consultant drawings for all information contained within these documents relating to and controlled as specified and coordinated with. Specialist and consultant drawing information contained in the landscape documents are indicative only and not for construction or verification purposes.

PROJECT
COOROY MILL LIBRARY
AND GLOBAL CONNECTION
CENTRE

CLIENT

KEY

LEGEND

-  EXISTING TREES RETAINED
-  EXISTING TREES RE-LOCATED
-  EXISTING TREES REMOVED

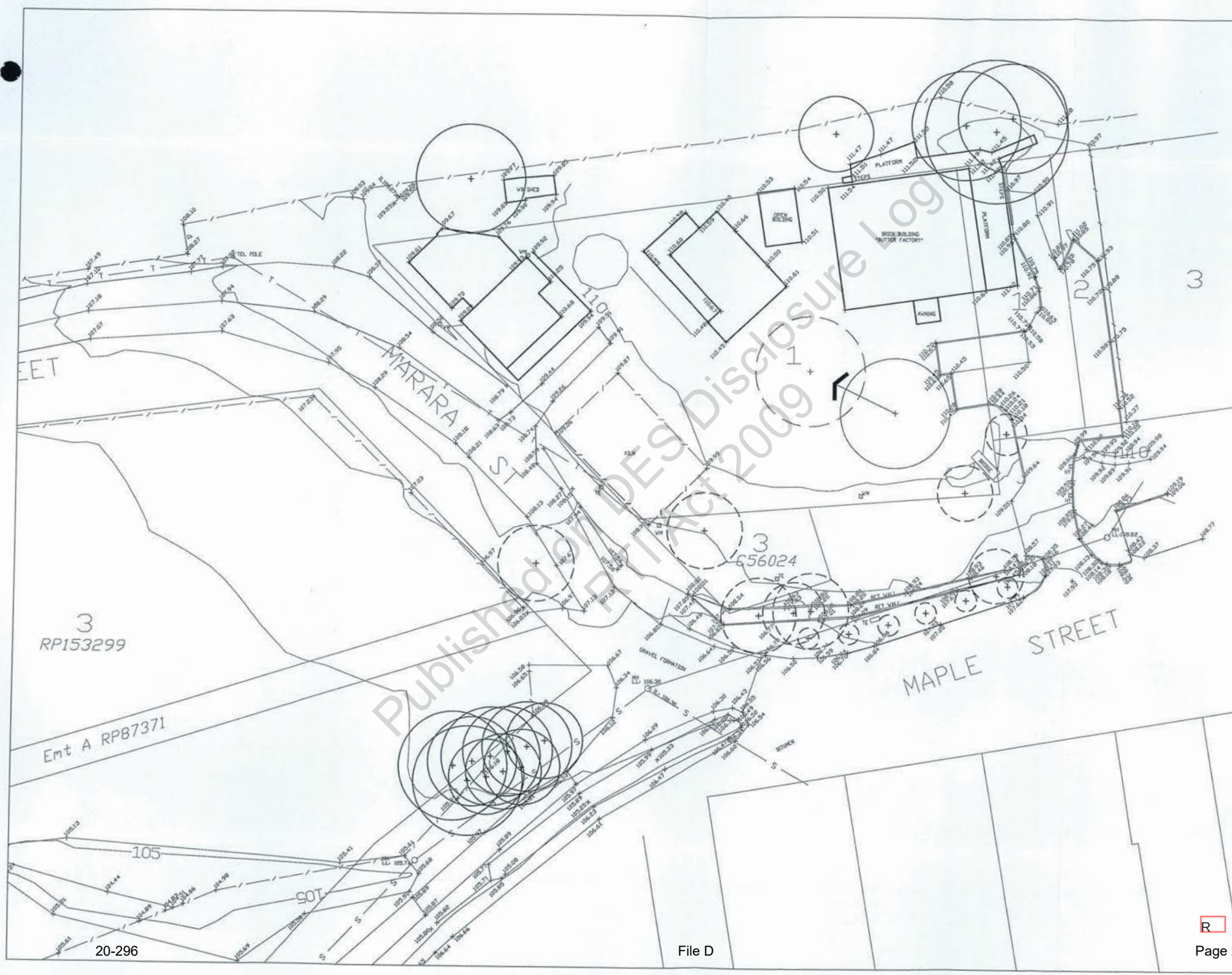
Issue	Code	Issue Description	By	CHK	Date
A	CA	Client Approval	RL	CS	07.11.07

DRAWING TITLE

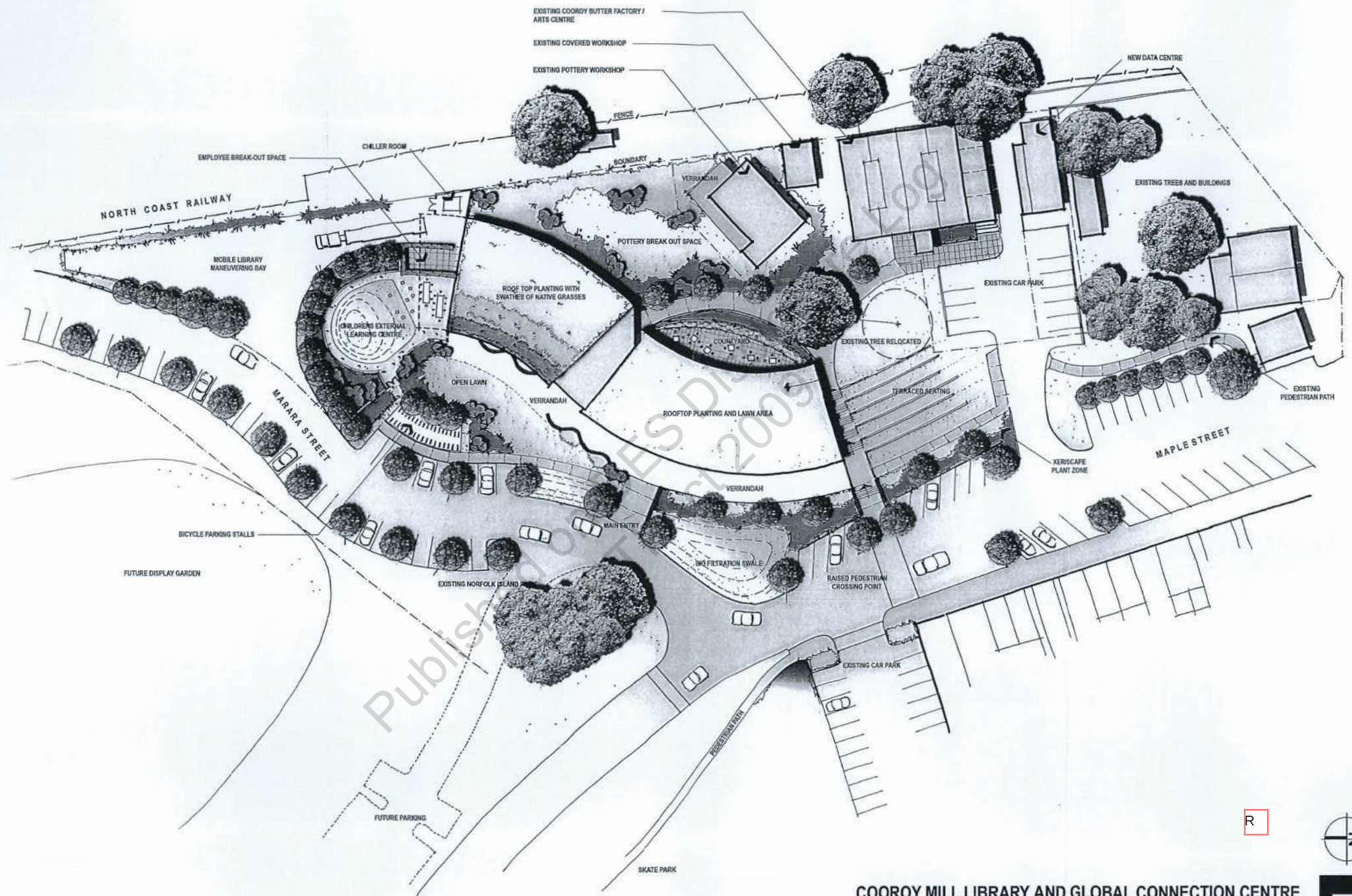
**TREE REMOVAL AND
RETENTION PLAN**

Drawn : RL
Designed :
Project No : HJ02

Scale : 1:200 @ A1
SHEET NUMBER
HJ02 - TP 01



R



COOROY MILL LIBRARY AND GLOBAL CONNECTION CENTRE

Schematic Concept Design

Prepared and Drawn by PLACE Design Group Ltd - November 06 2007

Scale 1:2500 @1



Annexures

Appendix B: Architectural Statement

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R

Architectural
Statement

Mill Place Library and Global Connect Centre, Cooroy
For Noosa Council



brewsterhorth Architects

First Floor
85 Commonwealth Street Surry Hills NSW
Facsimile (02) 8231 7101
Telephone (02) 8231 7100
Email bha@brewsterhorth.com.au



Architectural Statement

1.1 Design Statement

The proposed new Library and Global Connect as part of the new development of The Mill Place in Cooroy, is designed to create a new civic heart for the Cooroy Town Centre and the surrounding Hinterland. The new Mill Place Library and Global Connect is being developed by Noosa Council as a focus of community activity and the growing centre for learning and recreation.

The Lower Mill Site was identified as a location for the new Mill Place Library and Global Connect. The site adjoins the current Cooroy Butter Factory, which is the major art centre in Cooroy. Maple Street bounds the site to the west, south/west with its commercial shopfronts strip; the North Coast railway line to the east; an existing childcare centre to the south, and the Lower Mill Site to the west.

The Lower Mill Site to the west is targeted under the Cooroy Lower Mills Site Masterplan as the major recreational precinct for Cooroy and the surrounding Hinterland. The new Mill Place Library and Global Connect is the first stage of the Masterplan incorporating the Creative and learning centre.

The proposed development has been designed to create an attractive and iconic building that reflect the character of Cooroy and establishes the link to the Mill Place Recreational Precinct planned for the Lower Mill Site.

Cooroy is strongly identified by its shopfronts and the open verandahs that span the full width of the footpaths. This is further highlighted through the materials of the buildings, with the predominant use of recycled timbers, stemming from its strong heritage connection to the Old Timber Mill on the Lower Mill Site.

The proposed Mill Place Library and Global Connect consists of a single storey building that fronts the Lower Mill Place site and the newly proposed Marara Street entering from Maple Street.

The new building form has been designed as an extension of the landscape, cutting into the site on its south and east side, creating grassed rooftops to form the green landscape and Town Square connection to the exiting Butter Factory art centre.

To the north and west side the building form opens out with a wrapping verandah that creates the external circulation and arrival zone to the library. The verandah echoes the commercial centre of Cooroy.

The verandah covers the entry, external reading area and after hours book returns and leads to the external children's area located to the south of the site.

The building form is divided into a north and south pavilion with a central circulation core joining the two pavilions.

The proposed development has been intended to fit with the surrounding natural and built environment adopting the following principles:

- To create a library space which is accessible from both Maple Street and the relocated Marara Street.
- A strong focus on ESD designs and green star environmental practices.
- The building form is predominantly earth covered to connect the existing topography of the Mill Place.
- The earth covered building form creates an upper podium that forms a Community Town Square linking the Library and the Butter Factory art centre.
- Pedestrian links are created between the Butter Factory and the library from the upper podium levels, with connecting links along Maple Street leading to the entry verandah of the library

- A new Marara Street connection is proposed on the north of the site with this street and the Maple Street connection designed to become future pedestrian shared zones to provide links to the Lower Mill Site and the future recreational development of the site identified under the Masterplan.
- The building takes on a curved linear form, emphasising the horizontal lines of the landscape and site.
- The building form is created by two pavilions connected with a Central Lantern at the point of connection between the upper level of the site and the lower level where the library sits.
- A modern library building designed with high use of technology, creating the learning and recreational hub for Cooroy and the Hinterland.
- The landscape steps around the library to connect it into the site.
- A mobile library parking and manoeuvring area is providing on the northeast side of the building.
- Parking for the new facilities is provided along the new Marara Street and along the eastern side of Maple Street.

1.2 Building Form and Fit with the Surrounding Natural and Built Environment

The Mill Place Library and Global Connect building form emphasises the connection to the landscape and the Mill Site. From the high point of the site where the Butter Factory is located, the building extends the podium and ground with the accessible covered rooftop. The building rooftop becomes the Community Square and a viewing platform of The Lower Mill Site and future Recreational Precinct.

The Building form curves from the Maple Street boundary fronting the new Marara Road. The curved external expression is carried through with a curved verandah that follows the line of the front of the building and creates the pedestrian and entry space to the library.

At the boundary with the Butter Factory and Maple Street the south wall of the library is made up of a blade element in Corten Steel, with a natural self-rusting surface, creating a sculptural edge to building which can be seen by visitors approaching the building from the south along Maple Street.

Corten Steel has also been used as the cladding to the Lantern between the two pavilions. This lantern rises up as a two storey element, and continues the sculptural appearance of the roof line as it rises at an angle over the internal stair. The Lantern allows natural south light to filter into the library spaces below, and creates a visual link from the grassed podium level to the activities and spaces of the library below.

The Lantern walls and roof have been designed with a patterned "Origami" of panels that create visual interest and give the building a connection to the Butter Factory. The rich red of the steel fits in with red of the brick materials of the Butter Factory. The patterning reflects the creative learning centre and keys the building into the recreational setting of the site.

The new Library and Global Connect will utilise the following materials, which have been indicated on a material sample board:

- Reinforced Concrete Structures, with off form finishes and sculpted internal ceilings;
- Glazed wall with sunshading elements, with performance glass;
- Recycled weathered timber sunshading screens to the west and north facades;
- Recycled timbers for internal elements of design and verandah structure;
- Corten steel cladding to end walls and Lantern; and
- Glazed handrails and balustrades.



Architectural Statement

1.3 Building Scale and Height

The building is divided into two pavilions that follow the lower level of the Mill Site fronting on the newly created Marara Street. The massing of the two pavilions is single storey in height, with a connecting lantern roof between rising to two storeys at the upper podium level.

The north pavilion rises to a height of 5.075 metres above the natural ground line at its eastern face and 4.575 metres above the newly excavated ground line at the north western face on Marara Street. The rooftop to this pavilion is sloped to the east and is to be planted over with native grasses, to maintain the visual connection to the existing landscape and the Mill Site. Natural daylight is brought into the building on the eastern side through high level windows.

The Lantern section of the building rises to a height of 7.475 metres above the natural ground line at its eastern face and 4.575 metres above the newly excavated ground line at the north western face on Marara Street.

The south pavilion rises to a height of 2.1 metres above the natural ground line at its eastern face and 4.575 metres above the newly excavated ground line at the north western face on Marara Street. An internal courtyard is cut into the site on the eastern side of this pavilion.

The southern wall blade of Corten steel rises at the Maple Street end to a height of 5.060 metres above the natural ground line.

1.4 ESD Initiatives

A strong focus for Environmental Sustainability has been implemented in the design of the new library. The new building has been cut into the ground, providing substantial thermal mass on eastern and southern sides of structure. Thermal mass is also employed with the two primary roofs over the building achieving a soil depth of 350 mm over the roof slabs.

ESD initiatives include the following:

- Internal spaces utilising mixed mode ventilation with air dispersed at low level through the floor. This allows the system to be switched off and open up to natural ventilation when outside air conditions permit. Solar chimneys have been integrated within the roof structure to induce additional airflow.
- High efficiency equipment will be utilised for plant and chillers.
- The building envelope will have sunshading to the northern and western facades, and thermal insulation will be achieved through the building fabric.
- A night purge system has also been considered as part of the pre-cooling of the building when the building is not occupied, allowing significant reduction in the demand of the mechanical plant.
- Geothermal cooling system has been considered to temper the minimum outside air requirements, in the form of a pressurised piped system that circulates water through a series of bore holes into the ground to dissipate heat.
- Water harvesting has been considered to capture the water from the roofs and utilise it for flushing of toilets and garden irrigation.
- High levels of internal day lighting have been considered to promote reduced reliance on artificial lighting and reduce energy consumption.
- Green Star environmental practices are to be included within the design with a target 5 Green Star rating having been set of the project.



Architectural Statement

1.5 Building Areas and Staff Numbers

The proposed Mill Place Library and Global Connect has been designed on the Mill Site, which has a total site area of 5213 m².

The table below outlines the Gross Floor Area (GFA) of the new facility:

Description	Areas (m ²)
New Library Gross Floor (GFA)	1413.37
New Library Covered Verandah Areas	482.35
TOTAL GFA	1895.7
TOTAL SITE COVERAGE 36.36% of site area	

The table below outlines the Usable Floor Area (UFA) of the new facility:

Description	Areas (m ²)
New Library Building Area (UFA) (exclusive of walls)	1382
New Library Non Usable Areas (areas of stores, plant, switch room, comms /IT rooms, public amenities, cleaner's, stair area)	135.23
TOTAL UFA	1246.77

The table below outlines the Internal Building Areas of the new facility:

Description	Areas (m ²)
New Library Building Areas	1136.06
Stores	14.12
Plant	17.75
Switch Room	5.44
Communications/IT Rooms	13.93
Public Amenities	48.82
Staff Amenities	15.89
Cleaner's Rooms	4.2
Staff work areas	125.79
TOTAL	1382

The new Library and Global Connect hours of operation:

- | | | |
|--------------------|---|--------------------|
| • Monday to Friday | - | 9.30 am to 6.00 pm |
| • Saturday | - | 9.30 am to 3:00 pm |

The Global Connect facility and Community Programme rooms have been designed for after hours access. The general hours of operation during the day will be the same as the hours of operation as the Library. The after hours access will occur after 6:00 pm as the rooms will become available for training, meetings and organised events.



Architectural Statement

The library will have a total staff of 8 made up of both full time and part time. Specialist staff will also supplement these staff numbers from time to time as required to run programmes and events.

1.6 Setbacks

The setbacks of the new library have been established in accordance with the Cooroy and Lake Macdonald Locality Code, and have been set in general compliance with these requirements.

The detailed setbacks have been shown on the drawings that have been submitted with the Material Change of Use Application.

1.7 Access for Pedestrian and Disabled Persons

The new library building will be accessed at level ground entry from Marara Street. Accessible pathways have been designed to link in with two accessible carparking spaces located in Marara Street opposite the entry to the library.

With regards to access and facilities for people with disabilities:

- All public areas of the library and entry through the foyer are accessible for people with disabilities.
- All library areas, global connect and meeting spaces are accessible for people with disabilities.

The proposed new facilities will comply with all accessibility requirements contained in the Building Code of Australia (BCA).

1.8 Parking and Access

As detailed on Architectural Drawings and Civil Drawings, it is proposed to provide the following parking facilities:

Parking Facility	No. Of Bays
Parking for people with disabilities	2
Parking for motor bikes/scooters	2
General car spaces	44
Bike parking spaces	30
Delivery vans	2
Parking and manoeuvring for Mobile Library (Refer drawings)	1



Architectural Statement

The new site planning for the library has made provisions for manoeuvring and parking of the Mobile Library Vehicle as indicated on drawings. The Mobile Library Vehicle operates 6 days a week and generally leaves the library prior to 9.30 am and returns after 5 pm, with two expected daily movements.

A separate Traffic Study Report has been prepared outlining the parking demands generated by the new facilities and how these have been integrated within the facilities.

1.9 Service and Waste Disposal

Service vehicle movement have been designed within the Mobile Library manoeuvring bay, with access through the new Marara Street.

Garbage handling has been provided in the loading areas of the library on the north eastern side. Provisions have been made for 3 x 240 litre general waste bins and for 3 x 240 litre recycling waste bins.

Annexures

Appendix C: Return Services Brief (Hydraulics Report)

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RETURN SERVICES BRIEF

MILL PLACE
COOROY

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DATE PREPARED:

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SECTION 1 EXECUTIVE SUMMARY

The Mill Place Library is a new building constructed on an existing site and consists of a new library building incorporating an outdoor courtyard and children's play area.

This Return Services Brief provides an overview of the proposed hydraulic services and also highlights the performance of the proposed systems to be incorporated within the design

SECTION 2 INFORMATION SOURCES

The following information was assessed as part of this brief.

Drawings:

- Brewster Hjorth Architects

A11.22.01: Site Plan – New Road & Proposed New Road Reserve

A11.22.02: Site Plan – New Road & Proposed New Road Reserve

A11.02.03: Site Plan – New Lower Level Site Plan

A11.22.01: Site Plan – New Road & Proposed New Road Reserve

SECTION 3 HYDRAULIC SERVICES

3.01 GENERAL

All new hydraulic services will be provided to the site, extending from the existing Authority mains into the Building.

All services will comply with the BCA, AS 3500 and local Authority requirements.

3.02 SANITARY DRAINAGE

A new sanitary drainage system will be provided to all sanitary fixtures and fittings and extended through to the existing Authority sewer main.

Where it is not possible to drain to the Authority main via gravity, below ground pumping stations will be installed.

The sanitary plumbing and drainage system will be installed to AS 3500.2-2003 and in accordance with Noosa Shire Council requirements.

Sanitary fixtures are to be a minimum 4 star WELS rated to reduce water consumption and to promote a more environmentally sustainable installation.

3.03 STORMWATER DRAINAGE

A new system of roof and surface water drainage will be provide to drain the grassed roof areas and surrounding hard surface areas.

All roof water will be collected in a 5,000L rainwater tank for re-use in toilet flushing and irrigation of the roof areas.

All rainwater harvesting systems will be connected to automatic mains water by-pass systems to ensure a constant water supply is available to sanitary fixtures.

Surface water run-off and overflow from the rainwater tank will be piped to a Council stormwater drainage network in accordance with Noosa Shire Council requirements.

3.04 COLD WATER SUPPLY

A new cold water supply is to be brought into the site from the existing Authority water mains and extended to all fixtures fittings and tapware.

The cold water service is to be installed in a recycled pipe material such as polypropylene to promote a more environmentally sustainable installation.

All tapware is to be a minimum 3 star WELS rated to promote water efficiency provide a good example to the greater community in terms of water conservation.

3.05 HOT WATER SUPPLY

Hot water is to be generated via a centralized solar boosted hot water plant utilizing a number of solar panels on the roof to pre-heat the water ad reduce energy consumption.

The option of using LPG or natural gas for the hot water boosting will be investigated to further improve the efficiency of the hot water plant.

The hot water service is to be installed in a recycled pipe material such as polypropylene to promote a more environmentally sustainable installation and thermal insulation will be provided to all pipework to reduce heat loss and thus reduce energy consumption.

3.06 FIRE HOSE REEL SYSTEM

The building will be provided with a new fire hose reel system in accordance with the BCA and AS 2441-2005.

Protection will be via internal fire hose reels located within the building.

3.07 FIRE HYDRANT SYSTEM

The building will be provided with a new fire hydrant system in accordance with the BCA and AS 2419.1-2005.

Protection of the building will be via external fire hydrants.

The fire hydrant system will be connected to the Authority water mains and systems will be put into place so that water used for fire hydrant testing can be diverted into the rainwater storage tank.

Annexures

Appendix D: Stormwater Management Statement

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Robert **Bird** Group

Stormwater Management Statement

For

**Mill Place Library and Global Connect
Centre, Cooroy**

Prepared For: Noosa Shire Council

November 2007

Job No.: 07442

Report No: 07442-1



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Date:

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1.0 Introduction

This statement is in support of a "Material Change of use Application" for the proposed Mill Place Library and Global Connect Centre project, Cooroy which includes a library building, courtyard, children areas, roadways and parking. This statement provides a summary of the design principles and planning objectives for stormwater management for the project. It should be noted that the information provided are conceptual only. All information provided is subject to change as the project is developed.

A stormwater plan is being prepared to show the proposed extent of stormwater drainage works for the proposed development. Underground piped stormwater systems will be provided to cater with stormwater runoff from roofed and paved areas, with overland flow paths defined to cater for safe disposal of runoff in excess of the pipe system capacity. The works may be divided between trunk drainage, site drainage and water quality improvement as discussed below.

All the stormwater drainage works will be designed in accordance with Noosa Shire Council's *stormwater management guidelines for new developments*, which incorporates the *Policy and Code Requirement for the Disposal of Stormwater from All Classes of Developments* and other relevant Council policies. Detailed design will be completed for Engineering Works and Building Application submission.

2.0 Site Description

The site is located at the corner of Maple Street and Marara Street, Cooroy. Part of the Marara Street from the Maple Street intersection will be realigned inside the proposed development area to meet the development requirements. This part of the road will be reconstructed including new stormwater drainage lines.

The site falls gently from east to west with an approximate slope of 2.2 percent.

3.0 Stormwater Drainage

3.1 Existing Infrastructure

There is some existing in-ground piped stormwater drainage lines are running along the eastern side of Maple Street near the new library building. These lines are draining into a swale drain running along the eastern side of Maple Street near the Marara Street intersection. This swale is draining into Cooroy Creek via an in-ground pipe and head wall.

3.2 Points of Discharge

Stormwater from the proposed building and parking areas will discharge to the Cooroy Creek located on the northern side of the proposed development.

3.3 Roof Drainage

Stormwater from roofed areas will be collected by gutters running generally along the building eaves. Gutters and downpipes will cater for 1 in 100-year Average Recurrence Interval (ARI), with provision for overflow in the event of blockage or extreme rainfall events.

The roofwater drainage system of gutters, downpipes and in-ground pipework will be designed in accordance with AS/NZS 3500.3.2 *National Plumbing and Drainage Part 3.2: Stormwater Drainage – Acceptable Solutions*.

3.4 Surface Drainage

Stormwater runoff from car parking areas on both sides of Maple Street will be directed by pavement falls towards kerbs and channels and collected by kerb inlet pits at regular intervals. Stormwater runoff from realigned Marara Road and car parking will be directed by pavement falls to the surface inlet pits in the roadway. Minimum surface gradients will be 1% on concrete/asphalt paved areas, and 0.5% in gutters.

In vehicle movement areas, grates to inlet pits and trench drains will be Class D (heavy duty) as defined in AS 3996 *Metal Access Covers, Road Grates and Frames*. Grates in other areas will be class B (medium Duty) as defined in AS 3996.

3.5 In-ground Drainage

Stormwater drainage for the proposed development will be in-ground piped drainage system. The capacity of the piped system will be the peak 1-in-10-year Average Recurrence Interval storm, calculated in accordance with "Australian Rainfall and Runoff (Revised Edition)", using the Design Rainfall Intensities for Cooroy.

3.6 Overland Flow

When the capacity of the in-ground drainage system is exceeded, the surplus flow will be directed as overland flow.

Overland flow from the proposed buildings and parking areas will travel along the low points from south to north. After passing the proposed development site it will then travel along the natural depression through the existing vacant land into the creek.

4.0 Water Quality Controls

Runoff from paved areas within the site that are subjected to traffic is susceptible to contamination from fuel spills and the action of vehicles which generates fine sediments. Accordingly, the runoff from paved areas will be directed through an oil and silt arrestor before discharging into the creek.

The oil and silt arrestor will collect fuel spills and other materials that are lighter than water by flotation and skimming from the top of a trapped water seal, and will collect sediment that are heavier than water in a settlement chamber. This oil and silt arrestor will require access for cleansing, typically every 6 to 12 months.

5.0 Erosion and Sediment Control

Erosion and sediment controls will be provided during the construction phase in accordance with Council guidelines. This will include measures such as sediment fences at the downstream edges of all disturbed areas, filters at all street pits collecting stormwater runoff from the site, and a truck shaker tray at each point of access to the site.

Full details of Erosion and Sediment Control measures will be provided including methods for control of dust during construction. This will be prepared prior to construction.



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Annexures

Appendix E: Scheme Design Report Mechanical Services

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MILL PLACE, COOROY



SCHEME DESIGN REPORT MECHANICAL SERVICES

MILL PLACE LIBRARY AND GLOBAL CONNECT
CENTRE

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1 INTRODUCTION

1.1 GENERAL DESCRIPTION

Mill Place Library is a new single storey building partly built underground with a lawn being provided over the roof. The building will be Class 9b

The building will comprise two library areas separated by central stairs.

The existing Pottery building and old Butter factory buildings will remain. One room within the Butter factory will be refurbished as part of this project.

A data centre will be provided on the site but not as part of this project.

1.2 GUIDELINES AND STANDARDS

The mechanical services shall be design and constructed in accordance with the requirements of the Building Code of Australia, relevant Australian Standards.

1.3 OCCUPATIONAL HEALTH AND SAFETY (OH&S)

Adequate space will be provided for servicing of equipment and parts in plantrooms and the general areas. Equipment will be installed to ensure adequate serviceability without the need for unsafe work practices. Reference will be made to:

- Manufacturer's installation instructions
- Workcover requirements
- Australian Standards

1.4 EQUIPMENT

Standardization of plant equipment shall be provided to reduce maintenance and numbers of different spare parts. Adequate space and access shall be provided to all plant equipment to avoid difficulties in servicing and replacing plant components.

Therefore, where possible, new plant for all sites will be of similar configuration, component manufacture and control sequence.

1.5 OBJECTIVES

The objective of this document is to outline the services requirements for the proposed Library development.

The design of the mechanical installation shall achieve the following design objectives:

- a. safety and reliability
- b. properly designed and appropriately sized to allow the full and proper functioning of all equipment, plant and fittings
- c. facilitates the operational requirements of the specific equipment, materials, processes and functions in the building
- d. arranged and routed in an organised and systematic manner and be accessible for operations and maintenance
- e. labelled and colour coded for ease of identification and operation, to suit semi-skilled operation
- f. designed with sustainable initiatives in mind and included where practical to do so.
- g. designed and installed to all relevant legislation, standards, codes and guidance that are appropriate and relevant to the type of electrical installation or equipment

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2 MECHANICAL SERVICES

Design Parameters

i) External Design Conditions

Summer: 31°C Dry bulb temperature
25°C Wet bulb temperature

Winter: 10°C Dry bulb temperature

ii) Internal Design Conditions

Summer: 24°C+/- 2°C Dry bulb temperature

Winter: 22°C+/- 2°C Dry bulb temperature

Humidity not controlled

2.1 AIR HANDLING SYSTEM PROPOSAL

For briefing purposes the following principles will be followed. Actual zoning and locations will be developed at Scheme Design stage.

Air Handling Systems

A displacement air delivery system is proposed. In these type of systems supply air is introduced at low level through floor diffusers as opposed to a high level supply from the ceiling. A number of advantages are gained using under floor air delivery:

- High indoor air quality. Clean air is delivered to the occupied zone. Contaminated air is displaced upwards and away from the occupied zone and removed at high level.
- Lower energy (and thus lower greenhouse gas emissions) system than a high level air delivery system as only the occupied region of a space is cooled or heated to maintain comfort. The upper regions of the space are not controlled. This results in a net reduction in total space load.
- Supply air is delivered at higher temperatures in cooling mode and as such does not require as much cooling as a high level delivery system. This results in less energy usage.
- Extended economy mode operation opportunities arise with the displacement system due to a higher supply temperature to the space.
- Reduced total airflow rates compared with high-level delivery system. This results in a reduction in fan energy consumption.

A separate perimeter system will be employed to deal with the cooling / heating load imposed

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by the large glass perimeter to the West.

Zone reheat coils, if required, shall be selected to comply with BCA Section J limits.

Modulating outside air economy cycles will be investigated for all sized air handling systems.

Air handling plant will employ air filters that help the reduction of mandatory minimum fresh air quantities particularly in high population areas. Air filters will be made very accessible for cleaning and shall employ manometers with indicator lamps to ensure adequate frequency of cleaning or renewal.

Air systems will be designed to be air tight in sheetmetal ducts and AHU's. A review of the building fabric and ceiling details will be undertaken to ensure minimum leakage of air into or out of the building.

Separate localised air conditioning plant shall be considered for rooms with unusually high heat gains or intermittent operation, ie meeting rooms.

Zoning of all air-conditioning systems shall acknowledge different dynamic loads and conditions likely to occur due to:

- External glazing and wall materials
- Roofs and suspended floors
- Hours of operation
- Internal heat gain from people, lights, equipment.

Good access for maintenance away from library / public spaces.

2.2 HEATING AND COOLING

It is proposed that reverse cycle water heat pumps (air cooled) will be used to serve the Library

The chiller irrespective of selection will be at least dual refrigeration circuit type and will be selected to operate on R407c as suitable zero ozone depletion refrigerants.

Preliminary calculations suggest a maximum summertime cooling load of 200kW however this will be refined as the design develops. The reverse cycle heat pump will be capable of generating a similar heating duty (ie 200kW) however the actual heating load will be considerably less, initial figures suggest a maximum heating load in the order of 40-60kW.

2.3 SPATIAL REQUIREMENTS

The plant final spatial requirements shall be determined by the designers, however it is anticipated the following indicative spatial requirements would be required. These however should be used only as a guide at this stage.

Item	Area	Comments
Chiller plant – air cooled chiller on the roof	25m2 at ground level	Located at ground level with suitable screening . Note – Acoustic advice should be sought regarding the impact of noise to the surrounding areas
Air handling plant	40-50m2	Located at ground level within a plant room with good access into floor voids. Preferred location of plantroom is central to the building or one at each end.

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3 BUILDING MANAGEMENT AND CONTROL SYSTEMS

3.1 SCOPE

A DDC (Direct Digital Control) system shall be provided with a BMCS head end. The BMCS shall be a Bacnet or other approved open protocol based system and shall be suitable for future extension.

The system will cover the following services:

- Mechanical services
- Chilled water plant
- Air handling systems
- Ventilation systems
- Lighting
- Power (Meter Monitoring only)
- Water systems (Meter Monitoring only)
- Interface with security and other communication systems as appropriate.

The following types of points shall be monitored:-

Chilled Water System

- Chiller on/ off and fault
- Chilled water and condenser water pumps on/off and fault
- Supply and return chilled water temperatures
- Electrical current consumption

Air Handling Systems

- Fan on/off and fault.
- Supply and return air temperatures
- Filter pressure
- Outside air temperature
- Cooling and heating coil water temperatures

Hydraulic Systems

- Metering

Security System

- Interface with alarm points, as required

Electrical System

- Incoming supply voltage
- kW and kVA monitoring and recording.
- Lighting circuit switching

3.2 SPATIAL REQUIREMENTS

The BMCS data gathering panels shall be located within plant room(s)

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4 ESD INITIATIVES

Energy efficiency will be an integral part of all mechanical services design. The following key elements will be included or pursued:

- Outside air economy cycles will be included in all air-conditioning systems, heat recovery between exhaust/relief and outside air will be included whenever these duct routes permit.
- Mixed mode ventilation will be considered. When outside air conditions permit the mechanical ventilation system shall be switched off. Louvres in the external fabric of the building will automatically open to allow cross ventilation of the internal areas, this can be further enhanced by the introduction of 'solar' chimneys to the East of the building to induce additional airflow through the space.
- Advice to improve thermal performance of building envelope through effective sun shading, high performance glass and innovative construction details. Part J of the BCA shall be complied with as a minimum.
- The use of high efficiency equipment such as variable speed low friction loss centrifugal chillers with environmentally friendly refrigerants such as R407c and high coefficients of performance.
- Advice will be provided to the architect regarding the insulation requirements to the various forms of wall and roof construction, in particular related to BCA Section J requirements.
- Photovoltaic cells will be considered to supplement the normal mains supply and to provide a percentage of direct green energy.
- Night purge shall be considered to provide pre-cooling to the building during unoccupied hours. Using the same air paths as used in normal operation, the system shall use the naturally cool outside air to circulate around the building via the floor mounted twist outlets. When the building becomes occupied, the exposed mass of the building shall provide radiant cooling and significantly reduces the demand on the mechanical plant
- A geothermal cooling system shall be considered to temper the minimum outside air requirements of the building. This shall be in the form of a pressurised piped system which circulates water through a series of boreholes to dissipate heat picked up from the outside air supply.
- A system of vertical sunscreens will be employed on the western faced to control the sun and heat load on the glazed wall under the verandahs. In operation these will reduce the heat load imposed on the wester facade, aiding in an efficient design to control the perimeter heat loads.

5 GREEN BUILDING COUNCIL OF AUSTRALIA – GREEN STAR RATING

Green Star is a complex rating tool that covers not only energy but also management practices, Indoor Environmental Quality (IEQ), transport, water use, material selection, site ecology and waste emissions. Rather than being strictly a performance based tool it can be more readily used as a design tool as it states that a certain building feature will be specified (or is already installed). Similar to ABGR, Green Star is a voluntary scheme.

Green Star was established by the Green Building Council of Australia and can also be applied to either a base building or just a tenancy by asking different questions in each instance. The total environmental performance of the building is benchmarked by giving it a star rating from 1-6. Ratings below 3 star are not officially recognised. A 4 star rating represents best practice while a 5 star rating represents Australian Excellence and a 6 star represents World Leader.

The Green Building Council of Australia now offers several Green Star rating tools. The tool most applicable for the Library / Global Connect Centre may be the Green Star – Public Building tool. This tool however has not yet been developed but is likely to be so prior to the project being fully realised and is therefore still seen as pertinent.

As ABGR has been developed for commercial office space, it is more appropriate to utilise an Energy Calculator which normalises operational energy based upon the following factors:

- Building size;
- Hours of operation;
- Occupant behaviour;
- Yearly weather; and
- Underground car park spaces etc.

The Greenstar rating method may be chosen as a form of sustainable design analysis for the proposed building regardless that the rating tools do not cover specifically, similar building categories. It offers a holistic approach to the construction of the building over a wide range of issues, from water to energy, materials to indoor environmental quality and site considerations to emissions.

The Greenstar rating is achieved by demonstrating compliance with 'Points' that are organised into 9 categories, these being:

- Management,
- Indoor Environmental Quality,
- Energy,
- Transport,
- Water,
- Materials,
- Land use and Ecology and
- Emissions.

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The categories are weighted according to the importance of environmental issues and geographical location within Australia. For instance, potable water has a greater significance in South Australia than the Northern Territory, and therefore the Water category has a higher weighting in South Australia. The ninth category is Innovation and up to 5 points are set aside to reward projects that utilise 'innovative' technology or practices. The weighted points are added together to give an overall score which corresponds to the final Greenstar rating, as follows:

<i>Rating</i>	<i>Total Weighted Points</i>
1 Star	10 - 19 pts
2 Star	20 - 29 pts
3 Star	30 - 44 pts
4 Star	45 - 59 pts Best Practice
5 Star	60 - 74 pts Australian Excellence
6 Star	75+ pts World Leader

Only ratings of 4 star and above are recognised and marketed by the Green Building Council since they represent better than average environmental credentials.

It is suggested that this project should begin by targeting a category of Best Practice or above if possible within the project funding limitations.

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Annexures

Appendix F: Electrical Services SD Report

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MILL PLACE, COOROY



MILL PLACE LIBRARY COOROY
ELECTRICAL SERVICES SD REPORT

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Electrical Services

Introduction

General Description of the Project

Mill Place Library is a new single storey building partly built underground with a lawn being provided over the roof.

The building will comprise admin, library book stack, reading, meeting rooms with outside seating and childrens play areas.

The existing Pottery building and old Butter factory buildings will remain. One room within the Butter factory will be refurbished as part of this project.

A data centre will be provided on the site but not as part of this project.

General

Electrical installations shall comply with the requirements of AS/NZS3000, relevant communications standards, applicable Industry Regulator requirements and the Local Network Provider's requirements such as the Service and Installation Rules. In addition, electrical installations and equipment shall comply with all appropriate and relevant Australian standards, for the type of installation or equipment to be used. Where Australian standards are not available, recognised international or overseas national standards shall be used where they are relevant to the type of installation and to the installation conditions in Australia.

Standards are generally focussed on safety and therefore other industry guides and benchmarks need to be adhered to ensure the project achieves a high level of quality and performance. Other guides include but are not limited to the following;

- BSRIA Power Quality Guide AG2/2000
- CIBSE Guide K Electricity in Buildings
- HB 300 Electrical Installations Guide to Using the Wiring Rules
- HB 301 Electrical Installations Designing to the Wiring Rules

Guidelines and Standards

The electrical services shall be design and constructed in accordance with the requirements of the Building Code of Australia, relevant Australian Standards and the relevant local Supply Authority requirements.

Occupational Health & Safety (OH&S)

Adequate space will be provided for servicing of equipment and parts in plant rooms and the general areas. Equipment will be installed to ensure adequate serviceability without the need for unsafe work practices. Reference will be made to:

- Manufacturer's installation instructions
- Workcover requirements
- Australian Standards

Equipment

Standardization of plant equipment shall be provided to reduce maintenance and numbers of different spare parts. Where possible equipment used will be equal to existing acceptable equipment currently in use at the site. Adequate space and access shall be provided to all plant equipment to avoid difficulties in servicing and replacing plant components. Where possible, new plant for all areas over the site will be of similar configuration and component manufacture.

ESD

Green star environmental practices are to be included within the design. See separate report.

Objectives

The objective of this document is to outline the services requirements for the proposed Library development.

The design of the electrical installation shall achieve the following design objectives:

- a. safety and reliability
- b. properly designed and appropriately sized to allow the full and proper functioning of all equipment, plant and fittings
- c. facilitates the operational requirements of the specific equipment, materials, processes and functions in the building
- d. sized with adequate capacity for expansion
- e. arranged and routed in an organised and systematic manner and be accessible for operations and maintenance
- f. provided with necessary flexibility and versatility to allow isolation, shutdown and removal of equipment and systems as required for maintenance and extension
- g. compatibility with existing services and systems on the establishment and in the facility
- h. labelled and colour coded for ease of identification and operation, to suit semi-skilled operation
- i. designed with sustainable initiatives in mind and included where practical to do so.
- j. designed and installed to all relevant legislation, standards, codes and guidance that are appropriate and relevant to the type of electrical installation or equipment

Staging Issues

The main staging issue will be in the establishment of a new electricity supply for the site and the transfer of existing services onto this supply and the de-commissioning of the existing supply. Close liaison with Energex will be required to agree on the new supply arrangement and the programming of the supply changeover.

Electrical Services

Existing Conditions

The site has an over head high voltage and low voltage supply running along the Marara Street boundary. As part of the works Energex have agreed to provide a new service point of connection for the site in the form of a feeder pillar. The existing high and low voltage overhead mains will be removed and re-provided so as not to impact on the site.

Supply Arrangement

The proposed electricity supply arrangement is a new low voltage feeder pillar.

The feeder pillar will be located at the Eastern end of the site with a new main switchboard established to serve the new library.

Based on initial areas and using VA allowances the order of maximum demand is 150kVA for the new library site.

The above mentioned anticipated maximum demand figures incorporate 10% spare capacity.

The new feeder pillar will also need to serve the existing buildings with the existing Butter factory and pottery switchboards retained.

Consideration will be given to providing a 5kW array of photovoltaic cells. These will provide power into the building to supplement the mains supply and at times that the building load drops below 5Kw will feed energy into the authority supply network, ie sell energy to the supply authority.

Tariff Selection

An analysis of the likely demand and consumption of the new electrical installation shall be carried out to determine the most cost effective tariff. The main switch board and the metering facilities shall be designed to enable tariff selection changes without the need to modify the switchboard busbar system.

Power Factor Correction

Power factor correction equipment is currently not required by Energex and due to the expected relatively small inductive load for the site would not be required at present and should not be required to be included in the future.

Redundancy and Spare Capacity

A 20% redundancy and spare capacity shall be provided within the main switch board and distribution boards. As a minimum the main switch board shall be provided with 4 spare ways and each distribution board 12 spare ways.

Standby Power

No generator standby power is required by code and unless a client requirement, will not therefore be provided. A small UPS will however be provided to support the communications equipment.

Emergency battery power supply for the following services is mandatory.

- Emergency evacuation lighting.
- Fire alarm system
- Emergency warning and intercom system

Essential Services

The only BCA essential services are expected to be emergency lighting and exit signs. Fire Detection and Alarm System and the EWIS system although not a BCA requirement may be required by the client for insurance purposes. We await advice from the Hydraulics consultant on whether we require to provide power to hydrant or other essential services pumps.

UPS Power Supply

It is proposed a central Uninterruptible power supply be provided with 30 minute battery autonomy and be adequately sized to accommodate the electrical capacity of the following:

- Computer Room Servers.
- Each communications room power outlets. (Incorporating BMCS data gathering panels).
- Security Services

The electrical reticulation associated with the UPS will be designed and installed to incorporate an external maintenance bypass to allow removal of the UPS (for maintenance if required) without compromising the integrity of the power supply to the items of equipment listed above.

The UPS will be sized to suit the load requirements of the equipment to be served and incorporate surge protection on the line side of the UPS.

The UPS shall be located close to the communication room or within the communication room.

Building Reticulation

Submains

Submains shall originate from the main switchboard and be reticulated either via buried conduits or via cable tray located within the ceiling space along accessible locations such as corridors.

Power cables are to maintain clearances from communications cable tray in accordance with Australian Standard requirements.

Submains shall be sized to incorporate spare capacity for future expansion.

Main switchboard

The main switchboard shall be located within the main switchroom which shall be sized to accommodate the main switchboard, required metering, power factor correction equipment (should not be required), records and framed/laminated single line diagrams and drawings of the installation.

The position and features of the Main Switchroom shall consider the following;

- Located in close proximity of the feeder pillar and a strategically acceptable location for serving the new building.
- Located in close proximity of the large air conditioning load where possible to limit the larger submain lengths
- Electromagnetic Interference on adjacent environment
- Access for maintenance and emergency personnel. Only one access door should be required.
- Large or double doors for maintenance equipment access
- Above recorded flood zones and away from hazardous areas

The main switchboard consists of all the instruments, bus-bars, cable zones, circuit protection devices and labelling. All of which, shall be an appropriate type, size and configured to accommodate the code requirements together with the functional and maintenance criteria.

The configuration of the Main Switchboard shall be determined by the following;

- Prospective short-circuit current at switchboard (based on advice from the Supply Authority)
- Maximum demand and load characteristics
- Specific load requirements and dedicated supplies
- Metering and BMS remote control and monitoring
- Authority supply arrangements
- Redundancy and spare capacity
- Maintenance and emergency services isolation
- A balance of the insulation protection versus the temperature rise
- Other factors such as cable sizes, fault-loop impedance and ability of protective devices to electrically discriminate with each other.

The type of switchboard either Modular configuration or Custom made needs to be considered. The preference is an industry standard custom made main switchboard of Form 2 construction with a minimum of IP44 insulation protection to AS1939.

The maintenance of switchboards requires due consideration. Typically the board should be designed to limit the ability of a person to work "live". This includes the installation of isolators for relevant sections of the board thus reducing the need to isolate the complete board to carry out regular maintenance or modifications. This also helps to reduce the number of main switches which can assist emergency personnel in quickly isolating the relevant sections of the switchboard. The provision of a main isolator for the complete supply behind tooled covers shall also be considered to limit the future Supply Authority costs in switching power on and off as required.

There is need for specialist maintenance personnel to carry out work on a live switchboard such as completing thermo graphic scans. To address this issue the switchboard will be

complete with rotary switch handles for all outgoing supplies however the interlocks shall be 'defeatable' by a special means.

Switchboards

Submains shall terminate at distribution boards or motor control centres which in turn will supply light and power sub-circuits as required. At least one distribution board shall be provided for each fire compartment.

Distribution boards shall be fitted with circuit breakers and RCD's where required in accordance with the requirements of AS/NZS 3000. Distribution boards shall be provided with spare space for future expansion of at least 20% or 12 spare ways whichever is the greater.

Wiring Systems will be provided in accordance with the requirements of AS/NZS 3008.

Power sub-circuits will originate from each respective distribution board to provide supplies to outlets, equipment and appliances.

The whole of the electrical installation will be designed and installed in accordance with the Australian Standard AS/NZS 3000:2000.

Cable management systems will be utilized to ensure that cables are installed in a neat and professional manner and to ensure that equipment is serviceable.

Metering

Supply Authority meters shall be located in accordance with local authority requirements. It is proposed that authority meters be located within the main switchroom and these meters be digital with remote read facility. The main switchboard and the metering facilities shall be designed to enable tariff selection changes without the need to modify the switchboard busbar system.

Private metering shall be positioned on the main supplies and on selected loads shall consist of power monitors. These shall be microprocessor based 3phase power monitors that shall communicate with BMS units and shall be display and transmitting selected data such as:

- voltage
- current (each phase)
- frequency
- kilowatts
- kVA maximum demand (15 min. cycle)
- kilowatt hours
- kVA
- power factor
- THD including the details on the neutral conductor

The BMS shall be set up to log the selected information as trends and shall include the area in square meters and measurement units as defined within the within the data presented in the commonwealth document 'Measures for Improving energy efficiency in Commonwealth Operations'.

It is proposed that the electricity metering be arranged to allow for separate analysis of key loads to assist in establishing energy monitoring and targeting. Electrical CT sub meters shall be provided on all dedicated submains greater than 100amps and as required by the commonwealth document 'Measures for improving energy efficiency in Commonwealth

Operations'. Metering is to be consistent with the requirement to manage energy usage and to report in accordance with government reporting requirements outlined in this document. This requirement may only apply to the chiller supply.

Lighting

The lighting design and light fitting selections will be undertaken to achieve the maximum available points towards the project green star rating.

Opportunities to provide daylighting to the inner areas as well as the perimeter will be explored. The development of this will need to consider any heat and solar gains that may result.

Artificial lighting will be provided throughout the Library development in accordance with the following documents.

- AS 1680 Part 1: General Principles and Recommendations
- AS 1680 Part 2: Recommendations for Specific Tasks and Interiors

Only energy efficient long life lamps will be employed on this project, wherever possible local manufacturers will be specified.

Lighting control within the new building will generally be by local switches to individual rooms. Large open plan spaces may be bulk switch controlled but only if it reflects the way the space is occupied. The lighting control system is to be designed and installed to utilize daylight wherever possible to minimise energy usage. Automatic control will be considered within areas of infrequent use.

Internal and external security lighting will be provided. The council may have a policy on this issue, in particular the internal security lighting.

External lighting will be designed in accordance with AS 1158, AS4282 Obtrusive Lighting Code, AS4485 and any special requirements of the Client for new carpark areas, pedestrian pathways, and stairs.

Emergency exit lighting and emergency lighting is to be provided throughout the new buildings in accordance with the requirements of the Building Code of Australia and Australian Standard AS/NZS 2293.

Landscape and building lighting will be considered as the building and landscape are developed. The use of LED lighting will be assessed.

General Power

Power socket outlets shall be provided in accordance with the room data sheet requirements. All outlets shall be RCD protected.

Power sub-circuits will originate from each respective distribution board to provide supplies to outlets, equipment and appliances.

The whole of the electrical installation will be designed and installed in accordance with the Australian Standard AS/NZS 3000:2000.

Cable management systems will be utilized to ensure that cables are installed in a neat and professional manner and to ensure that equipment is serviceable.

Hearing Augmentation System

As part of the electrical services installation work, hearing augmentation systems will be provided in the form of hearing loop cabling to selected areas and rooms.

Lightning Protection

Due to the low profile nature of the design of the library, lightning protection will not be required. The existing Butter factory building is however the tallest structure in the area of the library and we recommend that an assessment is undertaken on this building to determine if lightning protection is required and whether it has already been provided.

Should lightning protection be required then it shall be designed and constructed in accordance with the requirements of Australian Standard AS 1768.

Plant Spatial Requirements

ELECTRICAL SERVICES – SPACIAL REQUIREMENTS

The final spatial requirements shall be determined during the detailed design development stage of the project, however it is anticipated the following indicative spatial requirements would be required.

Item	Area	Comments
Main Switchroom (MSB) Including metering	2.5m x 1.5 m	Located close to the feeder pillar at ground level. Only one access door will be required. 120/120/120 fire rating
Electrical Distribution board (may be able to accommodate one distribution board within the Main Switch Room)	1.0m x 0.6m (each)	One per fire compartment (or located between fire compartments to satisfy AS3009), EDB cupboards to ensure 30 metre maximum radius coverage. Recommended 60/60/60 fire rating as a minimum with smoke seals on doors.

Communications, Fire and Security

Site Infrastructure and Reticulation

In a modern library facility, a range of communication facilities are provided to meet various functional needs of the library staff and visitors. A structured telecommunications system shall be provided to support the various telecommunications requirements of the building. The communications system shall be provided in accordance the relevant Australian Standards and the functional requirements of the library.

The structured cabling system shall incorporate optical fibre and copper lead in cables. Horizontal facility UTP (Category 6 minimum) cabling shall extend from the communications room to terminate at telecommunications RJ45 outlets.

PABX

The PABX provision should fall outside the main construction works contract.

Paging System

A paging system shall be provided, as part of the PABX package.

MATV

A central MATV / Radio system will be provided.

The MATV system shall be capable to receive and/or distribute to outlets throughout the library :

- Local free to air TV channels (analogue / digital)
- Local AM and FM radio stations (analogue / digital)
- In house library channels.
- Facility for "Pay TV" channels (analogue / digital)
- Spare channels

Fire Detection and Alarm System

An automatic fire detection and evacuation alarm system will be provided to comply with AS1670.

The fire detection will be in predominantly the form of smoke detectors.

The evacuation warning system will include ceiling mounted loud speakers.

Security Systems

Library facilities need to provide a safe and secure environment for staff and visitors. An electronic security system shall be provided in accordance with the users requirements.

It is anticipated that the electronic security system shall incorporate some if not all of the following functional elements.

- Access control
- Intruder detection and alarm system
- CCTV
- Duress alarms
- Security Lighting

We would expect the library to provide briefing on any special book and computer security requirements and methods of best achieving these.

The security main control panel will be accommodated within the main communication room.

Clocks

Battery clocks shall be provided in accordance with the requirements of the users.

Communication Room and Cupboard Requirements

The main communications room shall to be clean, dust free, with painted walls and be provided with adequate air conditioning and lighting. Due to the 24 hr operation of the communication room, consideration will be given to providing an independent air cooled split system of air conditioning. This will negate the need for the main chiller to operate solely to maintain conditions within the communication room.

COMMUNICATION & SECURITY SERVICES – SPACIAL REQUIREMENTS

The plant final spatial requirements shall be determined by the designers, however it is anticipated the following indicative spatial requirements would be required. These however should be used only as a guide at this stage.

Item	Area	Comments
Main Communications Room	12m ²	Located at ground level. Not adjacent to main switchroom to avoid electrical interference. Recommend 60/60/60 fire rating.
PABX Room could be part of the MCR		
Telecommunications room May not be required, could be part of the MCR.	12m ²	Centrally located within the building with a maximum cable radius of 50 metres. Exact layout and position to be firmed up once layout is complete. Rooms or cupboards will also house security, BMCS, voice and data cabling and marshalling nodes. Fire rating - Compliance with D2.7 of the BCA
Fire detection services	-	Allow for wall space of 1000 wide x 1800 high

Cost Estimates – see separate spread sheet.

Electrical services order of cost – BASED ON VERY PRELIMINARY SYSTEM DETAILS

Exclusions

PABX

Computers and communications hardware

Inclusions

Energex point of connection
Main switchboard
Distribution boards
General lighting and power
Emergency and exit lighting
Landscape and street lighting
Communication racks and frames
Communication cabling and outlets
Fire detection
Security
MATV

Annexures

Appendix G: Cooroy & Lake Macdonald Locality Code

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Division 16—Specific Outcomes for the Cooroy & Lake
Macdonald Locality

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
6.9 Effects of use		
Amenity O1 Uses are located, designed and operated to avoid significant adverse changes to the light, air quality, noise, accessibility or other conditions enjoyed by users of associated, adjoining or nearby uses.	No solution provided	Complies
Scenic amenity O2 Important scenic vistas including those to and from Mt Cooroy, Mt Tinbeerwah and Black Mountain are protected and uninterrupted to maintain aesthetic and cultural values of the natural landscape	No solution provided	Development does not impact on detailed vistas.
Major road network O3 The function of, and visual amenity and character surrounding the, <i>major road network</i> , including Diamond St, Cooroy–Noosa Road, Belli Creek Road and Lake Macdonald Drive is protected and enhanced.	No solution provided	Surrounding road system supports proposed development.
Laneways O4 Uses do not diminish the ability of laneways to— a) relieve traffic on streets; b) provide convenient and safe rear access to premises; and c) add to the heritage character of Cooroy; AND O5 Access for new <i>uses</i> is only taken off a laneway where upgrading works are carried out to the laneway to enable the laneway to accommodate the anticipated levels of traffic.	No solution provided	Not applicable
6.10 Built form		
Density O6 The density of development within the <i>site</i> area— a) is compatible with surrounding <i>development</i> ; and b) does not exceed— i. For the Semi-attached Housing Zone— 1 <i>dwelling unit</i> per 400m ² of site area with a maximum <i>population density</i> of 100 persons per hectare; ii. For the Attached Housing Zone— maximum <i>population density</i> of 100 persons per hectare; and iii. For the Business Centre Zone— A. for <i>sites</i> less than 1000m ² – 1 <i>dwelling unit</i> per nonresidential use; or B. for <i>sites</i> of 1000m ² or more—maximum <i>population density</i> of 160 persons per	No solution provided	complies

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Cooroy & Lake Macdonald Code - 00830 Brewster Hjorth

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
hectare; and c) has a low <i>site</i> impact to enhance the opportunity to maintain natural <i>site</i> characteristics such as native vegetation and natural landforms.		
Height O7 Buildings and other structures— a) are low rise and present a building height consistent with structures on adjoining and surrounding premises; b) have a maximum building height of 2 storeys; c) do not visually dominate the street, surrounding spaces or the existing skyline; d) preserve the amenity of surrounding land uses; e) respect the scale of existing <i>vegetation</i> ; and f) respond to the topography of the <i>site</i> by avoiding extensive excavation and filling.	S7.1 Buildings and other structures have a maximum building height of— a) if in the Rural or Rural Settlement Zone—8m, or 9m where the pitched roof but no other part of the <i>building</i> or <i>structure</i> exceeds 8m; or b) if in the Open Space Recreation Zone and used for an indoor sporting complex—11m; c) in all other zones—8m.	Complies
Setbacks O8 Buildings and other structures are appropriately designed and sited to— a) provide amenity for users of the premises as well as preserve the visual and acoustic privacy of adjoining and nearby properties; b) preserve any existing <i>vegetation</i> that will buffer the proposed building from adjoining uses; c) allow for landscaping to be provided between buildings; and d) maintain the visual continuity and pattern of <i>buildings</i> and landscape elements within the street.	S8.1 Buildings and structures comply with the minimum <i>setbacks</i> identified in Schedule 1 -	Minor intrusion - refer report 7.1.1
Site cover, gross floor area and plot ratio O9 The site cover, gross floor area and plot ratio of buildings and other roofed structures— a) results in a building scale that is compatible with surrounding development; b) does not present an appearance of bulk to adjacent properties, roads or other areas in the vicinity of the <i>site</i> ; c) maximises the retention of existing <i>vegetation</i> and allows for additional <i>soft landscaping</i> between buildings; d) allows for adequate area at ground level for outdoor recreation, entertainment, clothes drying and other <i>site facilities</i> ; and e) facilitates onsite stormwater management and vehicular access. O10 Site cover does not exceed— a) for the Detached Housing Zone—50% for a single storey building and 40% for a double storey building; b) for the Semi-attached Housing Zone—40%; or	No solution provided	Complies

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Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
<p>c) for the Attached Housing Zone—40%</p> <p>O11 For Multiple Housing Type 2 buildings have a maximum plot ratio of 0.45:1.</p> <p>O12 For Multiple housing Type 3 or 4, Visitor accommodation Type 4, or the accommodation unit component of an Entertainment and dining business Type 3—maximum gross floor area is equivalent to the maximum allowable population in persons multiplied by 40m².</p> <p>O13 For the Business Centre Zone plot ratio does not exceed— a) 0.8:1 for site areas up to and including 2,000m²; and b) 0.3:1 for the balance of a site over 2,000m².</p>		
<p>Flooding and drainage O14 Buildings and other works are designed and sited to— a) provide flood free access to premises and flood free habitable areas; b) allow only minor, short term and infrequent flooding of non-habitable areas; c) ensure drainage does not adversely impact upon other premises; and d) ensure filling or excavation does not adversely impact upon other premises by— i. causing ponding of water on the site or nearby land; ii. increasing flooding, which adversely affects the safety or use of any land upstream and downstream; and iii. adversely affecting the flow of water in any overland flow path.</p>	<p>S14.1 Floor levels for habitable rooms are— a) for areas where minimum floor levels are available—not less than the specified level; b) for areas where flood modeling is available—a minimum of 500mm above the modeled flood level; and c) for areas where flood modeling is not available, a minimum of 500mm above the highest known flood level; AND S14.2 Where Council infrastructure is available— a) any drainage (including buildings and yards) flows to that infrastructure; and b) the infrastructure has the capacity to accept any additional loading.</p>	<p>Complies</p> <p>Preliminary Stormwater disposal plan submitted with application that indicates stormwater able to be disposed of satisfactorily</p>
<p>Sloping sites O15</p>		
<p>Roof form O16 Roof forms— a) contribute positively to the local skyline; b) complement the low rise character of the locality; c) use simple traditional roof designs, such as hipped, gabled or skillion; and d) do not create opportunities for residents to overlook the private open space areas of neighbouring properties.</p>	<p>S16.1 The main roof of the building has a roof pitch no less than 12 degrees and has roof overhangs a minimum of 600mm wide; AND S16.2 Building and structures do not include rooftop terraces.</p>	<p>Refer 7.1.1 of report</p>
<p>Public transport node O17</p>		<p>Not Applicable</p>
6.11 Environment, conservation and recreation		

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
<p>Environment and cultural heritage values</p> <p>O18 There are no significant adverse effects on biodiversity, natural vegetation, native fauna habitat, landscape quality, water quality or cultural heritage values, including those related to—</p> <p>a) changes to natural drainage; b) disturbance to any of the wetland systems; c) management of landslide and fire risk; d) erosion and the transport of sediments off site; e) unmanaged public access; f) effluent disposal; g) changes to fauna habitat and behaviour; and h) disturbance of buildings and features, including natural features, of cultural heritage significance.</p>	<p>No solution provided</p> <p>Advisory note PSP24 – Effluent Disposal details requirements for the design and siting of effluent disposal systems where located outside a sewerage service area. Compliance with PSP24 will be considered as part of Council's assessment of the plumbing and drainage application.</p>	<p>Complies</p>
<p>Open space network</p> <p>O19 An integrated open space network is established, enhanced and protected throughout the locality to—</p> <p>a) provide for both passive and active recreational pursuits; b) provide connectivity for pedestrians, cyclists, and horse riders; c) provide habitat connectivity for wildlife; d) protect watercourses and drainage lines; e) protect vegetation on steep slopes; and f) form a scenic backdrop for residential development; AND</p> <p>O20 The open space network links—</p> <p>a) the central forests of the Shire which include parts of Tewantin and Ringtail State Forests; b) the catchment of Lake Macdonald; c) the vegetated ranges of the sub-coastal escarpment in the north, south, and east of the locality; and d) the riparian corridors of the Six-Mile and Ringtail Creeks and their tributaries.</p>	<p>S19.1 and S20.1 Open space corridors and existing native vegetation in areas indicated in Schedule 5 – Map 4 are protected from fragmentation and encroachment by development.</p>	<p>Not applicable.</p>
<p>Noosa Trail Network</p> <p>O21 A comprehensive network of bridle trails and pedestrian and bicycle linkages is established, enhanced and protected incorporating road reserves, State forests, Council owned land and private lands consistent with the lifestyle and outdoor recreation needs of the Shire's residents and visitors; AND</p> <p>O22 The Noosa Trail Network in the locality is supported by overnight camping facilities, homehosted accommodation and signage, allowing local residents and visitors to experience the natural values of the area and to access key destinations including—</p>	<p>S21.1 Development includes linkages to or between existing or future components of the Noosa Trail Network, as indicated in Schedule 5 – Map 3; AND</p> <p>S21.2 Development does not have an adverse impact on the access functions of the Noosa Trail Network, as indicated in Schedule 5 – Map 3, including severing of existing or future linkages; OR</p> <p>S21.3 Alternative linkages to those indicated in Schedule 5 – Map 3 are provided;</p>	<p>Complies</p>

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Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
a) the town of Cooroy; b) Lake Macdonald; c) the Botanic Gardens; and d) State forests, conservation parks and other recreation facilities in the locality.	AND S21.4 Linkages to the Noosa Trail Network are designed and constructed in accordance with— a) Australian Standard 2156.1 <i>Walking Tracks Part 1: Classification and Signage</i> to a minimum of a Class 4 Standard; and b) Australian Standard 2156.2 <i>Walking Tracks Part 2: Infrastructure Design</i> ; S22.1 No solution provided	
Pedestrian and bicycle pathways O23 Safe and convenient pedestrian and bicycle pathways are provided and retained between and around key destinations, including— a) between Cooroy and Tewantin; b) between Cooroy and the Noosa Botanical Gardens; and c) within and around the town of Cooroy.	S23.1 Pedestrian and bicycle pathways are provided and retained where indicated in Schedule 5 – Map 2; AND S23.2 Contributions toward a Pathways Network are provided in accordance with PSP20.	Works will be undertaken in accordance with Council policy
Protection of Lake Macdonald water supply O24 Development does not adversely impact on the Lake Macdonald water supply. AND O25 The number and location of access points to <i>watercourses</i> is controlled and managed to prevent adverse impacts on water quality in Lake Macdonald; AND O26 Key nodes are established and appropriately managed at the following locations and include facilities such as parking and picnic areas— a) the northern part of the lake, in the vicinity of the water treatment plant, scouts and fish hatchery; b) the western part of the lake in conjunction with the Botanic Gardens and associated picnic areas; and c) the eastern part of the lake, in the vicinity of the Old Tinbeerwah School Park. AND O27 Treatment and disposal of waste water does not have any detrimental impact on Council's major water storage and supply - Lake Macdonald.	S24.1 Within the Lake Macdonald catchment area shown on Natural Resources Overlay Map OM3.5, buildings and other structures are not located below 98.5m AHD. S25.1 No solution provided S26.1 No solution provided S27.1 No solution provided	Proposal outside catchment and will connect into existing infrastructure.

Annexures

Appendix H: Community Uses Code

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For all Community uses

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
Effects of use		
Electricity supply infrastructure O1 The development does not adversely impact on existing or future electricity supply infrastructure; AND O2 All uses and works maintain an adequate safe distance from electrical infrastructure including substations, overhead powerlines, power poles and transformers.	S1.1 No solution provided S2.1 Development for uses adjacent to or within 50m of an existing electricity substation incorporates noise attenuation measures to mitigate noise impacts; AND S2.2 Buildings and structures (including swimming pools, sheds, tennis courts and outbuildings) are not constructed under overhead electricity transmission lines, or within electricity easements; AND S2.3 A minimum separation distance is maintained from the electricity transmission line to the closest boundary of <i>habitable buildings and child activity areas</i> , as follows— a) 20m for transmission lines up to 132kV; b) 30m for transmission lines between 133kV and 275kV; and c) 40m for transmission lines greater than 275kV.	The electricity lines traversing the site will be located underground with a new substation located off Marara Street.
Road network function O3 The use does not have an adverse impact on the safety and efficiency of the road network ¹ ; AND O4 The surrounding road system is capable of accommodating additional traffic generated by the proposal.	No solution provided	Complies refer traffic report Appendix K
Noise and visual amenity O5 The use does not have a significant adverse impact on the amenity enjoyed by users of adjoining or nearby premises; AND O6 Development is designed and sited to avoid adverse noise impacts associated with neighbouring noise sources by— a) locating the use away from major noise sources such as busy roads or rail corridors; or b) applying appropriate noise attenuation measures into the development.	S5.1 If the use involves outdoor courts including tennis courts, half courts or netball courts—the use complies with the requirements in Section 2 of <i>PSP8 Tennis and Other Courts</i> ; AND S6.1 Development is not located adjacent to the <i>major road network</i> ; OR S6.2 Double glazed windows are used to mitigate noise; OR S6.3 Solid concrete articulated fences are constructed on-site to attenuate noise.	Complies
Artificial lighting O7 The obtrusiveness of lighting is minimised without unduly	S7.1 Lighting associated with the use is designed, installed,	Complies

¹ *PSP 1* details information Council may request including detailed traffic studies.

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
<p>limiting the use, enjoyment or safety of outdoor recreation facilities;</p> <p>AND</p> <p>O8 Development does not include spill light which gives rise to annoyance, discomfort, distraction or a reduction in the ability to see essential information</p>	<p>operated and maintained in accordance with Section 3 of AS4282 "The Control of the Obtrusive Effects of Outdoor Lighting";</p> <p>AND</p> <p>S7.2 If for Sport and Recreation—Development complies with Australian Standard AS2560 <i>Guide to Sports Lighting</i>.</p> <p>S8.1 No solution provided</p>	
<p>Built form</p> <p>Safety and security</p> <p>O9 All property boundaries are clearly identifiable and public and private spaces are clearly defined.</p> <p>O10 All premises and access routes are clearly identifiable to all persons, particularly emergency services personnel.</p> <p>O11 All building entries are designed to be obvious and easily identifiable.</p> <p>O12 Uses are arranged within buildings and on sites to enable external areas to be monitored.</p> <p>O13 Communal open space, including congregation and seating areas, is located where it can be monitored;</p> <p>O14 Buildings and structures are designed to minimise opportunities for vandalism.</p>	<p>S9.1 Boundaries identified by such means as:</p> <ul style="list-style-type: none"> a) fencing; b) changes in surface materials or levels; c) landscape treatments. <p>S10.1 All premises are identified by the provision of the street number in a prominent location, preferably near the site entry, (ie. on the kerb or letterbox or by signage on the building or site).</p> <p>S11.1 The number of entrances and exits are limited and main building entrances/exits located at the front of the <i>site</i> are in view of the street. Where this is not possible, due to site or existing building constraints, a well defined path is provided to the entrance/exit; and</p> <p>S11.2 All entrances/exits to buildings are lit and signed and signage includes hours of operation; and</p> <p>S11.3 Entrances/exits are located to provide a direct link to driveways and carparking areas; and</p> <p>S11.4 Recessed doorways are avoided where the recess is of sufficient size to conceal a person. Where recessed doorways are unavoidable, measures are used to enhance safety as follows—</p> <ul style="list-style-type: none"> a) good lighting is installed; b) strategically placed mirrors are installed; c) angled approaches are provided; d) gates which restrict access are provided. <p>S12.1 Windows and main entrances are positioned to allow for casual surveillance.</p> <p>S13.1 Communal open spaces, including congregation and seating areas, situated where they are in the line of sight of windows, doors and/or balconies/verandahs of buildings, or can be seen from a street or other public space.</p> <p>S14.1 Where buildings or structures are constructed in view of a public street or laneway—</p> <ul style="list-style-type: none"> a) the use of solid fences and blank walls which attract graffiti 	<p>Compiles</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
<p>O15 Lighting of appropriate intensities is provided to maximise safety.</p>	<p>is avoided. Where solid blank surfaces are unavoidable, landscaping, creepers, murals, vandal resistant paint, etc are used; and</p> <p>b) toughened glass, security screens and other measures (not including opaque security shutters) are used in windows which are provided at ground level, to deter break and enters; and</p> <p>c) hardy vandal proof materials and anti-graffiti paint are used in the construction of buildings, where appropriate.</p> <p>d) height of 0.75m, to avoid clumping and to retain sightlines.</p> <p>S15.1 Lighting of appropriate intensities is provided which satisfies the requirements of Australian Standard AS1158: Public Lighting Code, unless otherwise specified in this Code; and</p> <p>S15.2 External lighting of a graduated intensity is provided which starts at a lower level of brightness at the perimeter of the site and rises to a greater intensity at the entrance to buildings, or at the centre of the site; and</p> <p>S15.3 Lighting is directed onto the site and away from neighbouring properties; and</p> <p>S15.4 Vandal-resistant lighting is used in public and publicly accessible areas.</p>	
<p>Mechanical plant and equipment and storage areas</p> <p>O16 Mechanical plant and equipment (including air conditioning equipment) and storage areas are designed and located to—</p> <p>a) avoid adverse visual impacts when viewed from the street and adjoining properties; and</p> <p>b) be visually integrated with the building design.</p>	<p>S16.1 Mechanical plant and equipment are—</p> <p>a) located more than 2m from any property boundary;</p> <p>b) where located at ground level, screened by fencing 1.5m in height or dense vegetation of at least 1.5m in width incorporating grouped trees and shrubs with maximum separation distance of 1m measured from the centre of the tree or scrub; and</p> <p>c) are visually integrated into the line and plane of the building and roof design and do not project beyond the height or width of the building when viewed from the street and adjoining properties.</p>	<p>Complies - Mechanical plant located adjacent to railway line and is well screened from adjoining development.</p>
Transport & access		
<p>O17 Premises have accessibility to public transport and cycling and walking is promoted.</p>	No solution provided	Complies
<p>O18 Cyclist facilities are provided to meet the needs of cyclists and encourage bicycle use by the users of the site</p>	No solution provided	Complies

Annexures

Appendix I: Landscape Code

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Landscaping Code

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
General requirements		
Streetscape and amenity		
O1 Sufficient <i>landscaped areas</i> are provided to— a) enhance the visual amenity and natural landscape character of the area, streetscape and local area; b) retain natural landscape features, such as rock outcrops and existing large trees; c) retain existing native vegetation and enhance <i>buffer areas</i> around property boundaries; d) suit the relative size and nature of the development and its setting; e) reduce the visual impact of large or bulky structures and fencing along waterways; and f) conceal service, carparking and loading areas of developments; g) screen incompatible land uses; and h) provide privacy between any <i>dwelling units</i> and <i>accommodation units</i> on and adjoining the site.	S1.1 <i>Landscaped areas</i> , not less than the minimum areas and dimensions specified in Tables 14-53 or 14-54, are provided and maintained. S1.2 Landscaping is designed, planted and maintained in accordance with <i>PSP3 Landscaping Plants and Guidelines</i> .	Complies Works will be undertaken in accordance with Council policy
Building and landscape design		
O2 Site layout and building and landscape design— a) provides for <i>soft landscaping</i> to be established in and around the development; b) maximises the retention of large canopy trees; c) within the Eastern Beaches Locality and Noosa Heads Locality, avoids the removal of heath vegetation, except where required for internal roads and service and infrastructure construction; d) minimises the extent of impervious paved areas; e) provides for suitable plant layouts and densities; and f) facilitates the adoption of appropriate planting techniques.	S2.1 Below ground components of buildings do not extend beyond the above ground footprint to allow for landscaping particularly within building setback areas; AND S2.2 <i>Basement</i> carparks do not encroach into building setback areas; AND S2.3 Plants are grouped in mulched beds rather than planted individually to provide for optimum growing conditions and less maintenance; AND S2.4 Landscaping is designed, planted and maintained in accordance with <i>PSP3 Landscaping Plants and Guidelines</i>	Not applicable Not applicable Plants are able to grouped in mulched beds. Works will be undertaken in accordance with Council policy
Species selection		
O3 <i>Landscaped areas</i> include plant species that— a) are appropriate to the biophysical conditions and landscape character of the area; b) are suitable for the space available, the level of visual and climatic exposure, the functional requirements of the site and the scale of the development; c) provide for appropriate levels of shade and sunlight to occupants of the development throughout the year; d) minimise the demand for water use; e) in road reserves, provide street trees with effective	S3.1 Plantings— a) comprise plant species identified for the relevant landscape character area in <i>PSP3 Landscaping Plants and Guidelines</i> ; and b) avoid undesirable plant species identified in <i>PSP3 Landscaping Plants and Guidelines</i> . OR S3.2 For landscaping around pool areas— a) no more than 30% of the landscaped area is a mixture of plants of <i>local origin</i> and exotic plant species, provided none of the plant species are undesirable plants	Works will be undertaken in accordance with Council policy.

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
<p>canopy shade having regard to the size and scale of the road reserve and the location of services and other structures;</p> <p>f) for street trees in towns and villages, are consistent with the existing streetscape character;</p> <p>g) do not cause potential damage to buildings or structures;</p> <p>h) are not harmful to pedestrians, particularly around schools, childcare centres, shopping areas and other high pedestrian areas;</p> <p>i) in intensively used environments, can endure high levels of activity; and</p> <p>j) for rural residential developments, are best suited to less intensive maintenance and low availability of water for gardens.</p>	<p>identified in PSP3 Landscaping Plants and Guidelines; and</p> <p>b) palms are specifically located in group plantings in accordance with PSP3 Landscaping Plants and Guidelines;</p> <p>AND</p> <p>S3.3 Root guards are utilised around species with potentially invasive roots.</p>	
<p>Safety and security</p> <p>O4 Landscaping is designed and located to maximise the safety and security of public and private areas by—</p> <p>a) clearly defining the boundaries between private and public spaces;</p> <p>b) promoting casual surveillance of <i>buildings</i> and public areas from the street and other public areas for personal security reasons;</p> <p>c) avoiding concealment spots; and</p> <p>d) maintaining safe site distances to and from road and building corners, carpark entrances and driveways);</p> <p>e) maintain safe site distances at planting bed ends within carparks;</p> <p>f) protecting solid fences from graffiti by incorporating elements such as landscaping, creepers, murals or vandal resistant paint; and</p> <p>g) separating and defining pedestrian and vehicle circulation routes.</p> <p>O5 The provision of landscaping is to a satisfactory standard ensuring that it does not lead to opportunities for concealment and possible assault sites.</p> <p>O6 Street trees and plantings in towns and villages, carparks and other areas where potential conflicts with vehicles and pedestrians are evident, are planted so as to maximise vehicle and pedestrian safety.</p>	<p>S4.1 No solution provided.</p> <p>S5.1 Landscaping provided which allows adequate visibility for casual surveillance of public and semi-public spaces, including entrances and exits to sites and buildings, by:</p> <p>a) planting trees which have clean trunks to a height of at least 1.8 m; and</p> <p>b) appropriately spacing shrubs at 1.2m horizontal centres, with a maximum height of 0.75m, to avoid clumping and to retain sightlines.</p> <p>S6.1 Street trees and trees in carparking areas achieve a maximum of 900mm clear trunk height for a 2.0m high tree at planting and are able to attain a clear trunk height of 1900mm on maturity;</p>	<p>Works will be undertaken in accordance with Council policy</p> <p>Works will be undertaken in accordance with Council policy</p> <p>Works will be undertaken in accordance with Council policy</p>

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
	S6.2 All scrub planting to be a maximum height of 700mm from the road pavement (not top of kerb).	
Services and utilities O7 All landscaping works maintain adequate safe distance from services and utilities including substations, overhead powerlines, power poles and transformers, street lamps, stormwater catchment pits, and underground services and utilities.	S7.1 Plant species used in landscaping adjacent to substations, or adjacent to or on <i>electricity transmission line easements</i> , are less than 4m high at maturity and do not encroach within 3m of a substation boundary; OR S7.2 For trees higher than 4m, trees are planted at a distance from any part of an electricity transmission line at least equal to the expected height of the tree at maturity S7.3 For power lines that connect to a premises, the height of plant species at maturity provides for a 2m clearance below the power line;) S7.4 Trees and large scrubs are located a minimum of— a) 5m from electricity poles and pillars; b) 4m from street lamps; c) 2m from stormwater catchment pits; and d) 2m from underground services and utilities; AND S7.5 Plants are located to enable tradespersons to access, view and inspect service meters, such as water and electricity meters. AND S7.6 Root barriers are installed around trees that are located within 3m of any infrastructures or that have potentially invasive roots.	Works will be undertaken in accordance with Council policy
Entry statements O8 O9	S8.1 S9.1	Not applicable
Specific requirements for Multiple housing & Visitor Accommodation		
Private open space O10	S10.1 S10.2 S10.3	Not applicable
Communal open space O11	No solution provided	Not applicable.
Screening & Mounding O12 O13 O14	No solution provided	Not applicable

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
Streetscape character O15 O16	No solution provided	Not applicable
Passive solar access and energy efficiency O17	No solution provided	Not applicable.
Specific requirements for Business Uses		
Design of commercial and retail spaces O18	No solution provided	Not applicable
Industrial Business O19	No solution provided	Not applicable
Open space areas and road reserves		
Active parkland O20	S21.1	Not applicable
Passive parkland and reserves O21	S22.1	Not applicable
Road reserves O22 Landscaping within road reserves— a) enhances the streetscape quality and natural landscape character of the area; b) provides buffering to adjoining uses; c) maintains the functionality of the road reserve for vehicles, pedestrian and bicycles, including providing adequate allowance for pedestrians to use the verge; d) provides for the retention of existing tall trees and remnant native vegetation; e) allows for the opening of car doors along urban streets; f) allows for maintenance or emergency access to service corridors and utilities; g) maintains site distances to and from corners, intersections, driveways and pedestrian crossing points; and h) maintains overland stormwater flow to avoid ponding on footpaths, nature strips or adjoining premises.	S23.1 A minimum of 1 street tree is provided per lot or every 8m of frontage, whichever is the greater; AND S23.2 Where vehicles are parked parallel to the kerb, landscaping is setback a minimum of 500mm from the back of the kerb to allow adequate access; AND S23.3 Street trees are planted a minimum of 1m from the back of the kerb in the road reserve verge.	Works will be undertaken in accordance with Council policy

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
Environment protection and conservation		
Watercourses and drainage lines O23 Landscaping works along <i>watercourses</i> and <i>drainage lines</i> — a) retains and enhances the existing <i>riparian vegetation</i> including understorey; and b) rehabilitates and revegetates degraded <i>riparian zones</i> to filter stormwater run-off and provide for native wildlife habitat; and c) avoids slashing and turfing of <i>waterway</i> edges and <i>drainage lines</i> ; and d) avoids engineering design solutions, such as concrete drains; and e) use natural materials in the construction of boardwalks, bridges and similar structures to blend with the natural environment.	No solution provided.	Not applicable.
Wildlife habitat protection O24 Landscaping retains and enhances habitats and corridors for native wildlife by— a) replicating adjacent remnant <i>vegetation</i> , including understorey <i>vegetation</i> ; b) siting <i>landscaped areas</i> to complement and enhance existing <i>vegetation</i> ; c) retaining old trees (including dead trees) with hollows for local native fauna habitat; and d) creating or enhancing vegetation linkages between existing habitats; e) minimising adverse effects to koalas by planting and retaining appropriate tree species and facilitating koala movement in koala habitat areas ¹ .	S25.1 For Koala Habitat Areas shown in Schedule 7— a) a minimum of 70% of tree species planted on the premises are koala food trees listed in <i>PSP3 Landscaping Plants and Guidelines</i> ; and b) where koala access is impeded by a fence or retaining wall— i climbing poles are erected at regular intervals along the structure at an approximate 45 degree angle on either side of the structure; ii plant vegetation within close proximity (branches touching) on either side of the fence to provide a natural ladder; and iii install panels or planks horizontally along the top of the fence to provide a walkway, where appropriate; and c) choose fence materials, such as a timber post-and-rail or chain wire, that a koala can easily grip and climb or leave a minimum 300mm gap between ground level and the first rail or strand of any fence; and d) where there is a swimming pool in the landscape design likely to be accessible to koalas, a rope is provided to enable koalas to climb out of the pool; AND S25.2 <i>Vegetation of local origin</i> is retained and replanted in areas indicated in Schedule 5 on Map 4 - Open Space Networks.	Works will be undertaken in accordance with Council policy

¹Schedule 7 maps koala habitat areas to be used for assessing development in koala habitat areas against the koala conservation criteria contained in the *Nature Conservation (Koala) Conservation Plan 2005* and *Management Program 2005-2015* or, prior to the adoption of the Conservation Plan, the *Interim Guideline: Koalas and Development*.

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
Water management O25 Landscaping works promote the effective use of water through appropriate plant selection and layout and by maximising opportunities for water infiltration.	S26.1 The infiltration and conservation of water is optimised through— a) selecting native plant species identified in <i>PSP3</i> Landscaping Plants and Guidelines; b) grouping plants in mulched beds; c) minimising impervious surfaces; d) using semi-pervious pavement surfaces; such as grass cell paving, as a alternative to pervious surfaces e) draining hard surfaces areas to <i>landscaped areas</i> ; f) planting microphytes along driveways to absorb hydrocarbons; and g) using surface and subsurface drainage swales. h)	Works will be undertaken in accordance with Council policy
Soil stability O26 Landscaping works are design and sited to ensure the stability of soils and minimise sediment and erosion activity, particularly on <i>steep slopes</i> and in landslide hazard areas, making use of <i>soft landscaping</i> rather than hard landscaping solutions wherever possible.	No solution provided	Works will be undertaken in accordance with Council policy

Column 1 Specific Outcomes	Column 2 Probable Solutions (if code assessable)	Column 3 Compliance
Carparking areas		
Off street car parks O27 Landscaping of carparking areas is designed to— a) reduced the visual impact of the development; b) provide for advanced canopy trees to shade vehicles and to reduce reflected radiation; c) ensure canopy trees are protected from vehicle damage by providing adequate sized garden beds; d) maximise opportunities for infiltration of rainwater on-site; and e) minimise contaminated runoff entering the stormwater system and waterways.	S28.1 One advanced canopy tree (a minimum of 100 litres pot size) is provided— a) in towns and villages, shopping centres or commercial areas—for every 4 carparking spaces; or b) otherwise—for every 6 carparking spaces; AND S28.2 A minimum area of 5m ² is provided around each canopy tree, which is mulched and treated AND S28.3 Plants are grouped in mulched beds rather than using individual, evenly spaced trees and scrubs AND S28.4 Semi-pervious pavement surfaces are used, such as grass cell paving, to increase infiltration of rainwater and minimise contaminated runoff, including hydrocarbons, entering the stormwater system and waterways; AND S28.5 Runoff from carparking areas is directed to <i>landscaped areas</i> to minimise contaminate runoff, including hydrocarbons, entering the stormwater system and waterways; AND S28.6 Garden mounding is incorporated into carparking areas adjacent to <i>frontages</i> AND S28.7 Surface and subsurface drainage swales are used to maximise stormwater infiltration; AND S28.8 A planting bed of at least 1m width with screen fencing and dense planting is provided to any property boundary with an adjacent <i>residential development</i> .	Complies - Works will be undertaken in accordance with Council policy
On-street car parks O28 Edges to parking and turning spaces for on street parking are landscaped to provide shade and screening, while ensuring adequate access to vehicles.	S29.1 Where vehicles are parked parallel to the kerb, landscaping is setback a minimum of 500mm from the back of the kerb to allow adequate access. S29.2 Street trees are planted a minimum of 1m from the back of the kerb in the road reserve verge.	Works will be undertaken in accordance with Council policy Works will be undertaken in accordance with Council policy

14.1 Minimum landscaped areas, dimensions and works

Table 14.53 lists **Standard** minimum landscaping dimensions, areas and works for zones.

Table 14.54 lists **Exceptions** for specific uses and other development.

Table-1—Exceptions for specific uses and other development

column 1 Use or other development	column 2 Minimum requirements	Column 3 Compliance
Community Services Zone	Minimum area—15% of the site area Minimum dimensions— a) <i>Frontage</i> —average width of 2m; and b) Side boundaries—3m width along all boundaries that adjoin land in a <i>residential zone</i> . a)	The applicants architect indicates that the proposal complies with the landscaped open space requirements. Refer report

Annexures

Appendix J: Heritage Advisers Report

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HERITAGE ADVISER PROGRAM

Date: 1 December 2006
Client's Name: Noosa Council – Kerri Contini
Site Address: Former Cooroy Butter Factory & Adjacent Mill Site

A. Site Redevelopment – Heritage Constraints

The former Cooroy Butter Factory is listed on Schedule 3 of The Noosa Plan as a heritage site. It is currently proposed to redevelop the site by the removal of adjacent ancillary buildings (not listed) and the construction of a new library.

The former butter factory site also forms part of a larger master planned outcome incorporating the former Straker's sawmill site to the north.

Set out below are basic constraints and opportunities which ought to be incorporated in any design brief for the butter factory and mill sites.

1. Butter Factory

- 1.1 Retain the existing butter factory building;
- 1.2 Continue to clearly express the front and rear of the building to Maple Street and the railway line;
- 1.3 Continue the existing use of the building or adapt the building to a new, compatible use. A compatible use would be one which involves little or no impact on significant fabric and is reversible in the future.
It is acknowledged that the building interiors are highly altered from the original and further new internal work should not be constrained provided the existing external fenestration pattern remains unaltered and the open internal spatial volumes are retained.
- 1.4 Retain the external brick walls and any surviving original doors and windows.
- 1.5 Retain original external signage.
- 1.6 In any future adaptive re-use plans, the railway loading dock should be better-utilized.

2. New Library

- 2.1 The new library should, ideally, be a free-standing building not attached to the butter factory.
- 2.2 The new library and the butter factory may be connected by a covered link/s provided that this is a small, open structure.
- 2.3 The design of the library should not replicate the butter factory. (Such a design approach would obscure and confuse the expression of the original butter factory).

- 2.4 The library may be a contemporary design incorporating either literal or abstracted architectural references to the butter factory. (this approach allows the butter factory to have some visual relationship to the new library by taking an interpretive design approach).
- 2.5 The library may be a contemporary design devoid of architectural references to the butter factory. (This approach allows the butter factory to clearly express its own style and era by taking a contrasting design approach).
- 2.6 The new library should not be sited across the front of the butter factory when reviewed from Maple Street. The new library could be sited closer to Maple Street than the butter factory.
- 2.7 The general landscape approach to the space between the butter factory and Maple Street should be low and open. The landscape treatment could be hard or soft depending on other design requirements.

B. Mill Site

The former Straker's Timber Mill is not listed on Schedule 3 of the Noosa Plan as a heritage site. The mill site contains remnant evidence of former mill operations in the form of a timber-framed boiler house and associated chimney stack and tank stand; and a 4-bay concrete drying kiln.

The mill had been operating on the site since 1908. The kiln appears to date from the second half of the 20th century. The age of the boiler house is not known. When operating, the site was occupied by a range of large timber and corrugated iron sheds. These are no longer extant.

The remaining remnant mill evidence is of no aesthetic, creative, architectural or scientific significance. While the site was an operating sawmill from 1908, this use has now ceased and most of the physical fabric related to this former use has been demolished. Because of this lack of physical evidence, the site is not considered to have historical significance.

Because of the degree of emotional attachment that sections of the community are claimed to have to the former sawmill, the site is considered to have social significance. Retention of some physical evidence of this former use is recommended together with suitable interpretation devices to explain the history of the site. Retained evidence could be in the form of the boiler house, chimney and tank stand.

Ivan McDonald
Heritage Adviser
Noosa Council

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Annexures

Appendix K: Traffic Analysis Report

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Mill Place Traffic Analysis Report

November, 2007

Noosa Shire Council



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1. Introduction

PB has been commissioned by Noosa Shire Council (NSC) to provide an analysis of pedestrian and vehicular movements around the Mill Place development. NSC is constructing Mill Place in Cooroy to be a creative and learning precinct incorporating a public library, IT centre, community town square and recreation areas. The study area is shown in Figure 1-1.

This report details the existing traffic conditions, calculates traffic generated by the development, assesses performance of a key intersection and analyses internal and external pedestrian and vehicular movements.

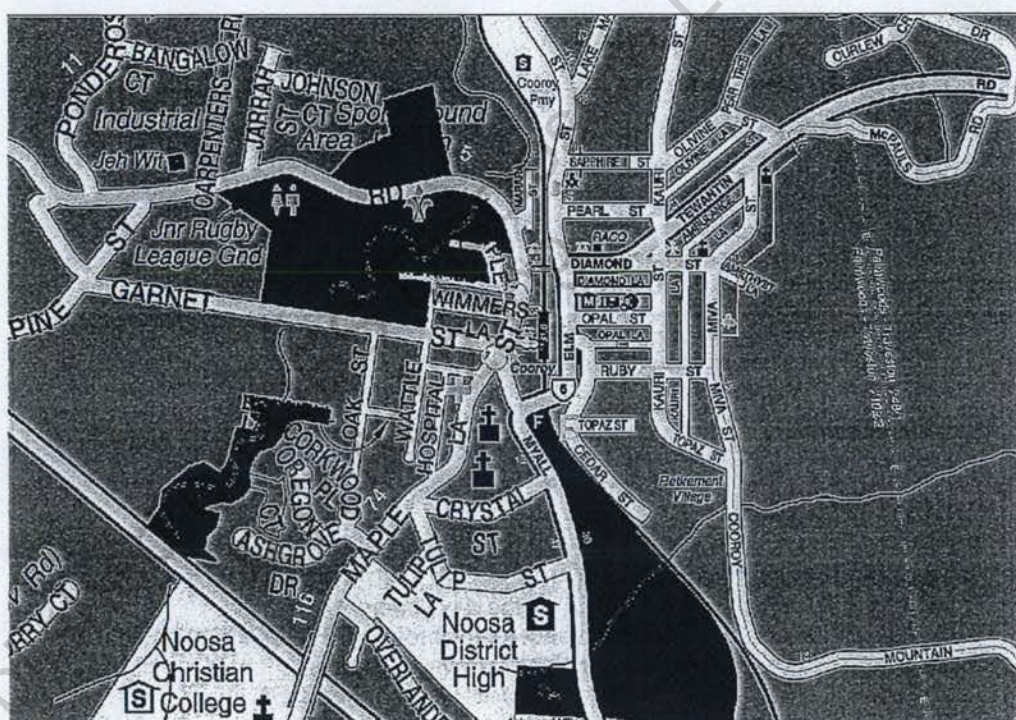


Figure 1-1: Mill Place study area

2. Background analysis

2.1 Relevant studies

Figure 2-1 shows that land within the town centre is zoned Business Centre and the majority of residential development is zoned Detached Housing. Land zoned Business Centre is also located on the eastern side of the rail line. Land zoned Rural Settlement is located on the fringes of Cooroy.

Land zoned Industry is located north of the town centre. The site for the proposed Mill Place development is zoned Community Services.

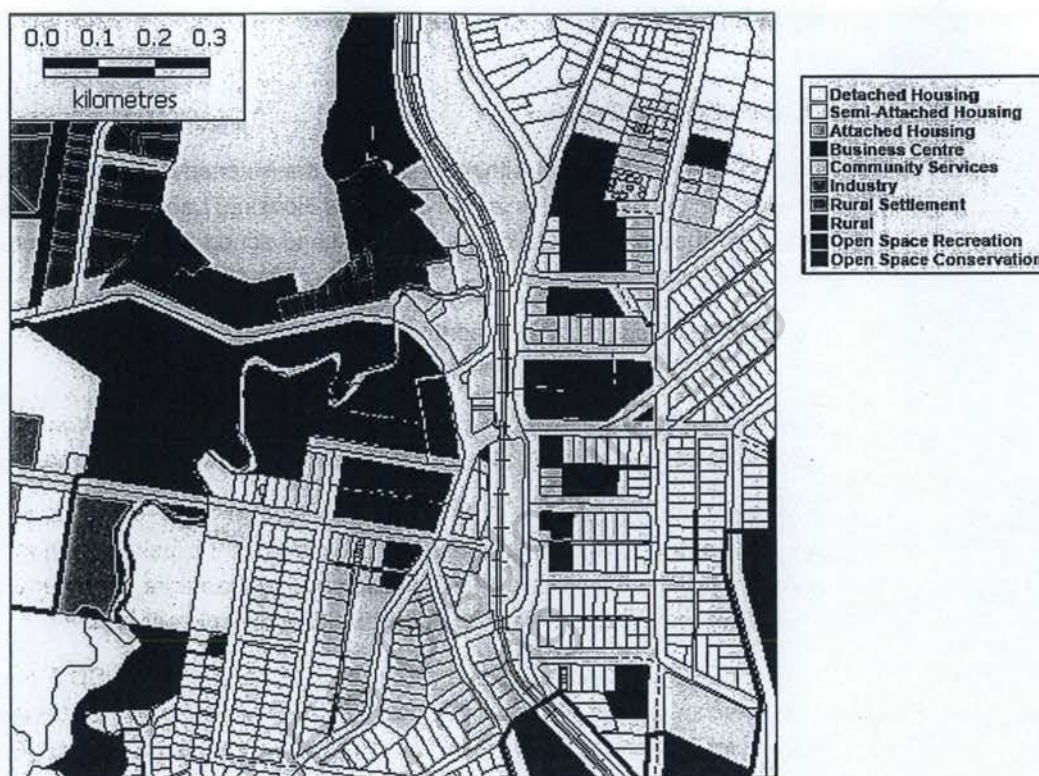
Other existing land uses within Cooroy are the Noosa District high school, Cooroy primary school, Cooroy golf club, Cooroy hospital, Johnson Park sportsground and the Cooroy train station.

An industrial subdivision is proposed to the north of the existing industrial land uses. In conjunction with this a heavy vehicle bypass is proposed to remove heavy vehicles from the Cooroy town centre and a planned pedestrian friendly environment.

Future land use and infrastructure provision is guided by the NSC Planning Scheme (the planning scheme) and Cooroy Transport Plan (transport plan). The transport plan identifies the need for further development of industrial land, potential redevelopment of the Lower Mill Site to accommodate community uses and the retention of open space and existing agricultural land. As the Mill Place development contains a library, IT centre and recreational areas, it supports the intent of the planning scheme and transport plan.

2.2 Development applications

An industrial subdivision is currently under consideration by NSC. The subdivision is proposed to be located north-west of the Mill Place site. The traffic generated by the subdivision will potentially affect traffic flows through the Cooroy town centre; however a heavy vehicle bypass proposed in conjunction with the subdivision will alleviate heavy vehicle use through the town centre and improve the overall amenity of the Mill Place site.



(Source: NSC Planning Scheme)

Figure 2-1: Cooroy town centre zone map

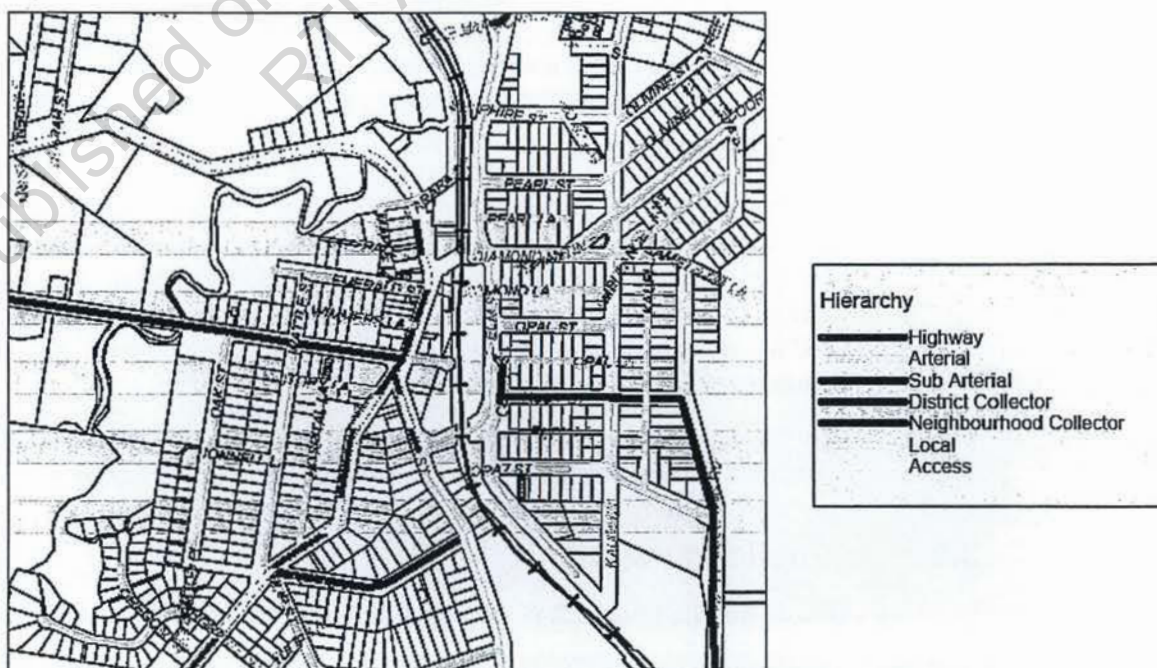
3. Existing conditions

3.1 Existing road network

The key features of the study area road network are outlined below:

- Mary River Road is an east-west local road to the north of the Cooroy town centre. Mary River Road passes over the Bruce Highway and provides access to the residential areas of Black Mountain and Federal. Mary River Road is generally a two lane road with a 60 km/h speed limit that begins after the bridge next to Johnson Park sportsground.
- Myall Street intersects Mary River Road, Elm Street and Maple Street at the Cooroy town centre. Myall Street is a north-south road officially known as Cooroy Connection Road and connects to the Bruce Highway in the south. Myall Street is a two lane road with a 60 km/h speed limit.
- Maple Street intersects with Mary River Road, Elm Street and Myall Street at the Cooroy town centre. Maple Street passes over the Bruce Highway to the south-west and becomes Cooroy Belli Creek Road. Maple Street is a two-lane road with a 60 km/h speed limit. Through the Cooroy town centre Maple Street has a posted speed limit of 40 km/h.
- Garnet Street intersects with Maple Street at the Cooroy town centre. Garnet Street is an east-west local street that connects to Mary River Road to the west.

Figure 3-1 shows the existing road network.



(Source: Cooroy Transport Plan)

Figure 3-1: Road hierarchy

3.2 Existing traffic volumes

NSC collected traffic count volumes for selected intersections for the week beginning 30 July 2007, including:

- Mary River Road and Jarrah Street
- Myall Street, Maple Street and Garnet Street
- Maple Street and Elm Street.

Link flow counts were conducted by NSC in August 2007. Table 3-1 show the AADT and peak period link volumes for Maple Street, 50 m north of Marara Street. This location typically has total daily volumes in the order of 3,700 vehicles.

Table 3-1: AADT and peak period volumes on Maple Street, 50 m north of Marara Street

Location	Direction	AADT	AM peak	PM peak
Maple Street, 50 m north of Marara	Eastbound (towards Cooroy)	1832	167	172
	Westbound (away from Cooroy)	1877	136	234

Traffic volumes along Myall Street are typically higher heading southbound (towards the Highway) in the AM peak, and northbound (away from the Highway) in the PM peak.

3.3 Existing site conditions

A site visit, to view existing site conditions, was conducted by PB staff on 10 July 2007. The site is bordered by the North Coast rail line to the east and Mary River Road to the west. Appendix A illustrates existing land uses and the topography of the site.

3.4 Crash history

Crash history is provided in the transport plan, and includes crashes that occurred during the period of 2001 to 2005. The transport plan records 47 crashes in Cooroy during this time. Of particular note, five crashes occurred at the intersection of Myall Street and Elm Street, four crashes occurred at the intersection of, and approaches to, Elm Street and Diamond Street and two crashes occurred at the intersection of, and approaches to, the intersection of Myall Street, Maple Street and Garnet Street.

The transport plan acknowledges that there is nothing in the crash history data to suggest a pattern of safety problems at any of the intersections in the study area.

3.5 Public transport

Public transport services in the study area are limited. One TransLink bus route (Sunbus Route 631) operates through Cooroy, connecting Nambour train station to Noosa Heads. The bus route services approximately 862 households. On a weekday, nine services depart from Noosa Heads and seven services depart from Nambour. The TransLink Network Plan proposes additional services to Cooroy (Cooroy Transport Plan).

The North Coast railway line, running between Brisbane CBD and Gympie North, services Cooroy. The Cooroy railway station, located on Elm Street, services approximately 670 households. Train services along the North Coast railway line are infrequent and with long travel times to Brisbane. The TransLink Network Plan acknowledges that "future train services within the Sunshine Coast are required to meet minimum standards for service coverage, frequency and hours of operation" (Cooroy Transport Plan).

3.6 Existing parking conditions

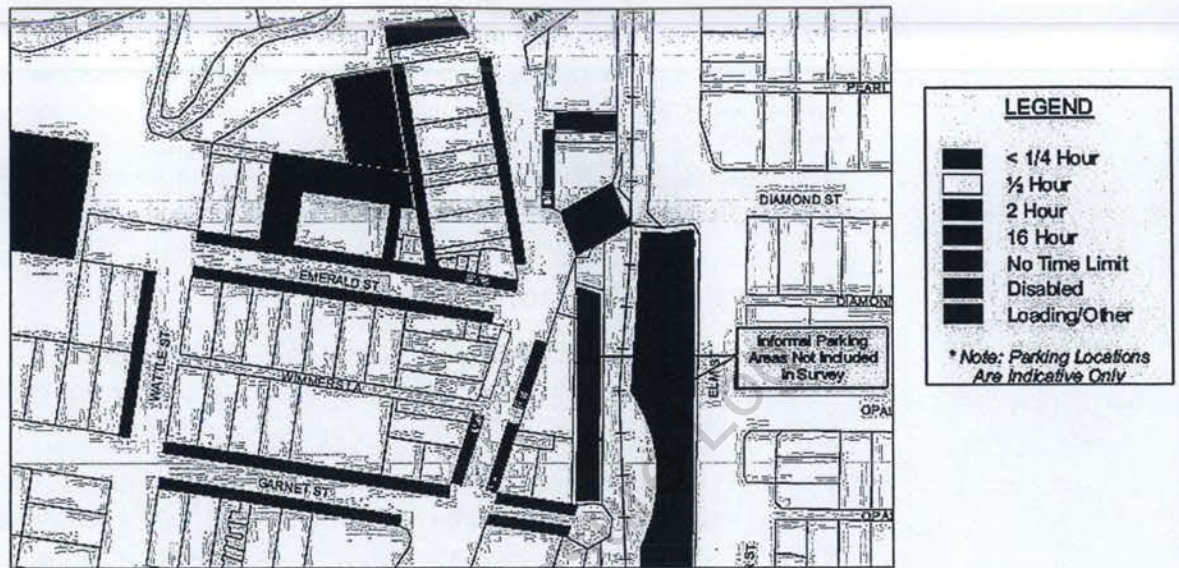
On-street and off-street parking is provided throughout the Cooroy town centre. A parking inventory, undertaken by Cardno Eppell Olsen in September 2005, is provided in the transport plan.

As shown in Table 3-4, 391 parking spaces have been provided, of which approximately 45% are located off-street and 55% are located on-street. Of the parking spaces located on-street, 68% are timed spaces. Figure 3-2 illustrates the location of the parking provided in the town centre.

Table 3-2: Existing parking supply

Type	Parking supply
On-street parking	
15 minute	3
30 minute	9
2 hour	129
No time limit	68
Other	5
Total on-street	214
Off-street parking	
2 hour	106
16 hours	16
No time limit	54
Other	1
Total off-street	177
Total	391

(Source: Cooroy Transport Plan)



(Source: Cooroy Transport Plan)

Figure 3-2: Location of existing parking supply

Off-street parking is provided in several locations, including:

- at the rear of the IGA
- the western end of Emerald Street
- Butter Factory car park
- railway car park
- rear of RSL and CWA clubs (informal parking)
- railway car park (informal parking).

Based on recorded occupancy rates an ample amount of car parking is supplied. The weekday parking peak occurred on Tuesday at 3:00 pm with 68% occupancy and the weekend parking peak occurred on Saturday at 11:00 am with 67% occupancy. Peak on-street demand on Tuesday and Saturday was recorded at 77% and peak off-street demand was recorded at 55% on Tuesday and 62% on Saturday.

Short term parking on Emerald Street and Maple Street experiences high levels of occupancy. The off-street parking at the rear of the IGA experiences parking occupancy rates of 80%. There is high demand for off-street parking located on the western fringe of Emerald Street as it serves the working community of Cooroy. Parking at fringe areas of the Cooroy town centre, Myall Street and southern areas of Maple Street recorded occupancy rates ranging from 20–40%.

The transport plan comments that the optimal peak parking occupancy is typically considered 70–85%. Occupancy below 70% suggests too much parking has been required while occupancy above 85% indicates that people may have difficulty finding a car space. The parking inventory indicates there is currently an over supply of parking in the Cooroy town centre.

4. Proposed development

4.1 The development

The development will comprise a library, IT centre, community town square, recreation areas and car parking. The library and IT centre will operate as one facility and therefore car parking will be shared. The library and IT centre are classified as an 'education type 4 – information' use under the planning scheme, which defines this type of use as "premises for the collection and display of information for reference or reflection. The use includes a library, museum, and information centre" (NSC Planning Scheme).

The development will be single storey and have a gross floor area (GFA) (inclusive of external walls and all internal plant areas) of 1,413 m² and a use area (excluding the plant areas, walls, areas of staircase, public toilets) of 1,261 m².

The development site plan is shown in Appendix B.

4.2 Access

The development site is irregular in shape with frontage to Maple Street, Mary River Road and Marara Street. The site shares a boundary with the North Coast rail line to the east and a child care centre to the south. Access for the development is proposed to be from Maple Street. A pedestrian underpass, traversing the railway line, is proposed to connect the primary school and the development site. Currently Cooroy is severed by the railway line; therefore this would aid pedestrian access and improve connectivity in Cooroy.

4.3 Circulation

Marara Street is to be realigned as part of the development, with parking located along Maple Street, Marara Street and in stubs located off Marara Street. Vehicles, including the mobile library, will enter and leave the site in forward gear and have sufficient space to perform the intended movements. A separate manoeuvring bay for service and delivery vehicles has been provided within the loading area of the library, which is separated from the roadway by a slip lane. All reversing will occur within the loading area, thus ensuring the safety of vehicles and pedestrians and ensure that there is no large vehicle manoeuvring or reversing in Marara Street. Turning path concept plans indicate that dimensions of the circulation aisles are sufficient for all vehicle manoeuvring and car parking.

4.4 Vehicle Parking

The planning scheme specifies the following car parking is to be provided for a development defined as an 'education type 4 – information' use:

- 1 space per 20 m², or part thereof, or use area.

Use area is defined by the planning scheme as "the sum of the area of the premises (exclusive of all walls and column), including all storeys, used or intended for use for a particular purpose. The term includes any indoor and outdoor areas used or intended for use for the same purpose. For the purposes of calculating number of car parking spaces, the term excludes:

- the areas (inclusive of all walls and columns) of any lift rooms, motor rooms, air conditioning or other mechanical or electrical plant or equipment rooms located at any topmost storey
- the areas of any staircases or lift wells
- the areas of any common foyer, arcade or landscaped plaza, or
- the areas of any public toilets.

Table 4-1: Vehicle parking required for the development

Rate	Use area	Total parking required
1 space/20m ² of use area	1,261	63 spaces

The current proposal indicates a total of 48 car spaces (37 spaces in Marara Street and 11 in Maple Street), 15 spaces less than the planning scheme requirements. However, the town centre parking inventory (Section 3.6) reveals that within approximately 350 m of the development there are 214 on street parking spaces. Section 3.6 shows parking occupancy peaks at approximately 70%. Therefore, based on the available data, there are approximately 64 on street car parking spaces available within a 5-minute (approximately) walk to the site that could be used by people accessing the site.

It is acknowledged that visitors to the development may be undertaking a multi-stop or multi-purpose trip and choose to park centrally to all activities they will be doing, which may not necessarily be in the parking areas provided for the development. Bike and scooter use is actively encouraged by NSC, with standard parking bays allowing for scooter parking. The site is also in close proximity to local schools, meaning some users will access the development on foot.

An additional 46 car spaces is also planned for the Mill Place recreational precinct. Therefore, while the parking provision for the development is less than the planning scheme requirements, it is believed there is justification for the proposed parking provision and that there are alternative arrangements to supply parking.

Two accessible car parking spaces are included in the 48 provided spaces, equivalent to 3% of the total number of spaces provided. The car spaces have been developed according to AS 2890.1.

Planning Scheme Policy 26 sets out the number of motorcycle spaces to be allocated, where the number of motorcycle spaces is dependant on the size of the car park and how many motor vehicles it was otherwise intended to accommodate. Following this requirement, five motorcycle spaces should be provided by the development.

Two motorcycle bays are provided by the development.

Table 4-2: Number of motorcycle spaces required (NSC Planning Scheme)

Number of car parking spaces required	Number of motorcycle spaces required
Up to 9	Nil
10 – 19	2
20 and above	1 per 10 or part thereof

4.5 Bicycle parking

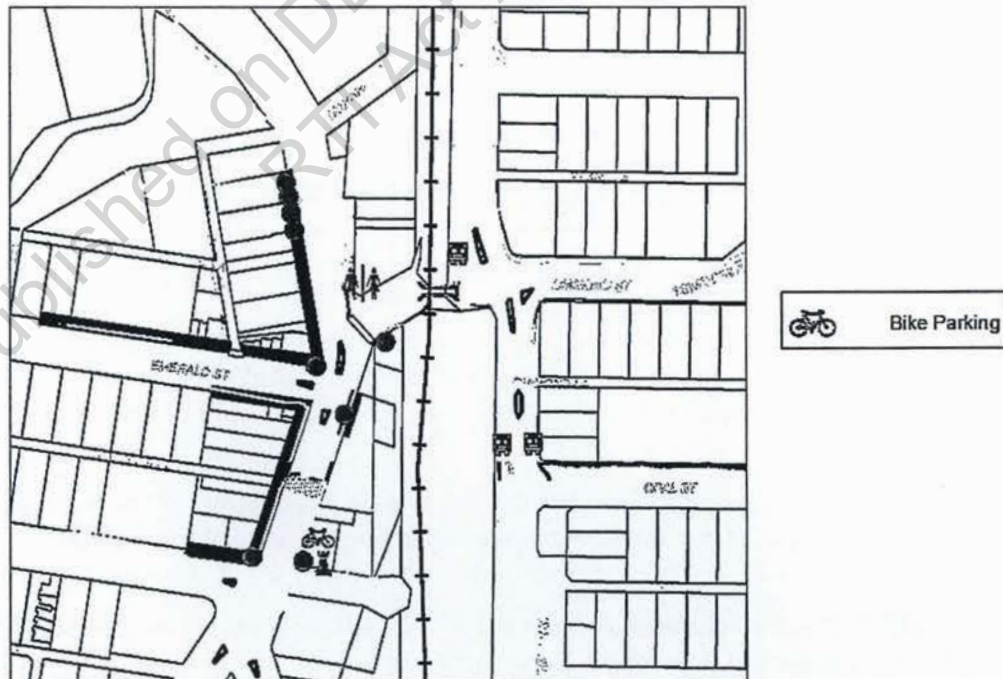
Part 14 of the planning scheme specifies the following bicycle parking is to be provided for a development defined as an 'education type 4 – information' use:

- one bicycle parking space per 30 m² or part thereof of gross floor area.

Table 4-3: Bicycle parking required for the development

Rate	GFA	Total bicycle parking required
1 space/30 m ²	1413	47

The current proposal indicates a total of 30 bicycle spaces, 17 spaces less than the planning scheme requirements. However, the site is located close to schools and is easily accessible by foot. Figure 4-1 illustrates that existing bicycle facilities are located a short walk from the development site.



(Source: Cooroy Transport Plan)

Figure 4-1: Pedestrian and cycle facilities

Development traffic

The proposed development will generate additional traffic through the Cooroy town centre.

Traffic generation rates were considered from the Institute of Transportation Engineers (ITE) *Trip Generation* (2003).

4.6 ITE trip generation manual

The traffic generation rates from the ITE for libraries are given below:

Table 4-4: Traffic generation rate for a library – per 100m² GFA

	Average rate
AM Peak Hour	1.06
In/out split	72/28
PM Peak Hour	7.09
In/out split	48/52

Source: ITE *Trip Generation*

4.7 Traffic generation**Table 4-5: Summary of traffic generated by the development**

	Total trips (vehicles per hour)
AM Peak (IN)	11
AM Peak (OUT)	4
PM Peak (IN)	48
PM Peak (OUT)	52

4.8 Traffic distribution

The distribution of traffic was determined from the locality of the development to the road corridors and surrounding land uses. It is anticipated that the distribution of traffic from the development would be similar to the existing distribution of traffic to and from the general area.

NSC provided AM and PM link volumes on Maple Street, 50 m of Marara Street. Existing eastbound and westbound percentages from the link volume plot have been applied to the generated traffic to determine travel direction from the development for these vehicles.

The link volume shows that in the AM peak, the split of traffic is 55% vehicles travelling eastbound (towards the Cooroy town centre) and 45% vehicles travelling westbound (away from the Cooroy town centre). In the PM peak the split of traffic is 46% vehicles travelling eastbound and 54% vehicles travelling westbound. The traffic split is almost 50/50 due to employment located in an industrial subdivision to the west of the link count location and employment located in the Cooroy town centre located to the south and east of the link count location. Therefore, this traffic split appears reasonable to apply to the development traffic.

These distributions were applied to the traffic generated by the development in AM and PM peak. The resulting traffic distribution is shown in Figure 5-1.

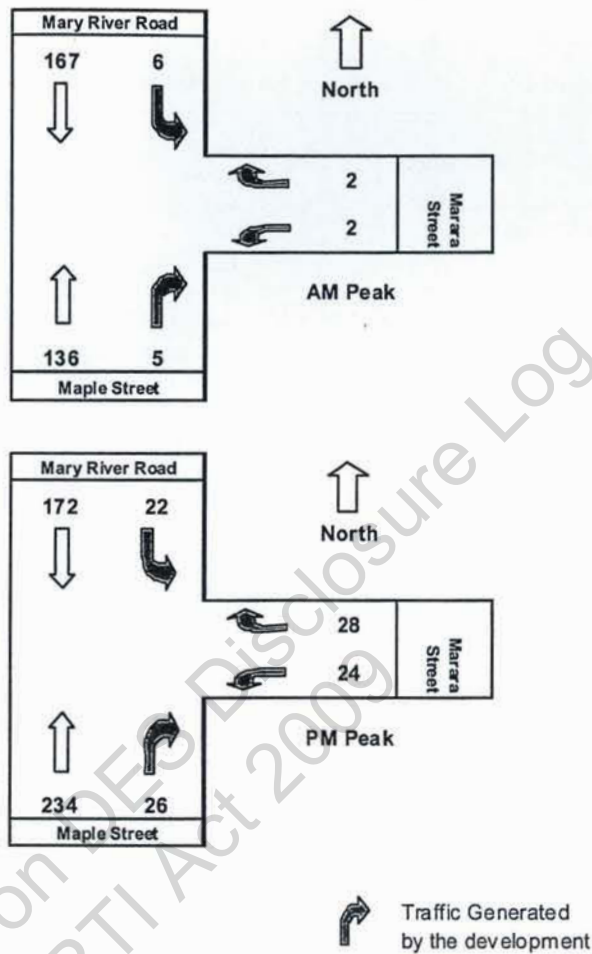


Figure 4-2: Traffic distribution of generated traffic

4.9 Impact of generated development

A traffic assessment of the Maple Street and Marara Street intersection was performed using SIDRA. This assessment shows how the intersection operates with the addition of traffic generated by the development.

The following table provides intersection summary results for the intersections in 2007 AM and PM peak hours. The detailed SIDRA results are presented in Appendix C.

Maple Street and Marara Street intersection**Table 4-6: aaSIDRA results for Maple Street and Marara Street intersection**

Intersection	Degree of saturation	Average delay (seconds)	95 th percentile queue length (metres)	Level of service
AM peak hour	0.09	1	5	NA
PM peak hour	0.15	2	9	NA

The analysis for the Maple Street and Marara Street intersection shows that during both peak hour periods the intersection operates well below capacity.

4.10 Pedestrian and cycle movements

The Design Brief for Mill Place states that the development "should be easily and safely accessible for all members of the community, including disabled and elderly people, both during the day and night". The Brief also comments that access to public transport, cycle ways and safe pedestrian ways, separated from vehicle routes, requires consideration.

The Integrated Regional Cycle Network Plan proposes a cycle path along the Bruce Highway and Tewantin Road. The planning scheme states "the Shire is progressing towards an integrated and accessible network for pedestrian and bicycle movements including provisions to enable equitably shared road space and for off-road systems". NSC actively encourages bicycle and scooter use and is planning for increased pedestrian connectivity within the Cooroy town centre. The development is easily accessible by foot and adequate bicycle parking is provided on site.

Marara Street is designed as a shared zone with pedestrian movement across it to the Mill Place recreation areas. As such Marara Street will be a low speed environment. Pedestrian movement within and around the development should be safe and clearly defined. The planning scheme comments that "the provision of car parking access must not adversely impact on pedestrian movements, particularly in town centres, village centres and business locations" and that "parking areas are located where they will not unduly conflict with pedestrians and will not dominate the streetscape". Pedestrian and vehicle conflict can be eliminated or minimised through directional and warning signage for vehicles and pedestrians. A dedicated pedestrian crossing and walking area, located away from entry and exit points, will promote the safe movement of pedestrians. Parking areas should be lit if night time use of the area is permitted.

A pedestrian underpass, traversing the railway line, is proposed to connect the primary school and the development site. Currently Cooroy is severed by the railway line; therefore this would aid pedestrian access and improve connectivity in Cooroy.

4.11 Loading dock

Table 14-46 of the planning scheme discusses vehicle manoeuvring on site. Specifically the planning scheme states that the layout of the development should provide adequate, clearly defined and easily accessible on site parking and manoeuvring areas and loading and manoeuvring areas for delivery and service vehicles.

The loading dock for the development is located on the eastern boundary of the site. Turning path concept plans provided indicate that vehicles, including the mobile library, will enter and

leave the site in forward gear and have sufficient space to perform the intended movements. A separate manoeuvring bay for service and delivery vehicles has been provided within the loading area of the library, which is separated from the roadway by a slip lane.

It is intended that the mobile library and other heavy vehicles associated with the development will make use of the proposed town centre heavy vehicle bypass. Such use will maintain the intention of the development and the pedestrian friendly nature of the Cooroy town centre. Allowance has been made for two delivery van parking bays within the loading dock area.

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5. Discussion

This report analysed the traffic and parking implications of the development of Mill Place, a creative and learning precinct incorporating a public library, IT centre, community town centre and recreation areas. Existing traffic conditions, impacts of generated traffic on a nearby intersection and parking requirements have been assessed by this report.

The development site is located on Maple Street to the north of the Cooroy town centre, with access for the development proposed to be from Maple Street.

A pedestrian underpass, traversing the railway line, is proposed to connect the primary school and the development site. Currently Cooroy is severed by the railway line; therefore this would aid pedestrian access and improve connectivity in Cooroy.

Vehicle manoeuvring is considered satisfactory for the nature of the development. Vehicles are able to leave the site in forward gear and have sufficient space to perform intended movements. Dimensions of the circulation aisles are sufficient for vehicle manoeuvring and car parking.

Generation rates from ITE have been used to determine the traffic generated by the development. Using these rates, the development would generate 15 vehicles during the AM peak and 100 vehicles during the PM peak.

The traffic generated by the development is negligible in relation to existing traffic flows along Maple Street and through nearby intersections.

The performance of the intersection of Maple Street and Marara Street is acceptable with the development. The intersection is not affected by the addition of the traffic generated by the development and there are no intersection operation issues that would preclude support of the development.

The parking requirements in the planning scheme for an 'education type 4 – information' use specify that 63 parking spaces are to be provided for the development. The current proposal indicates a total of 48 car spaces. Two accessible car parking spaces are included and 30 bicycle parking spaces are provided.

A parking survey for the Cooroy town centre has shown the weekday parking occupancy peak occurred at 68% occupancy and the weekend peak occurred at 67% occupancy. Peak on-street demand on Tuesday and Saturday was recorded at 77% and peak off-street demand was recorded at 55% on Tuesday and 62% on Saturday. Based on the current parking occupancy, additional parking is available within a short walk of the development. Furthermore surrounding land uses, including schools and retail uses, mean that some users will access the development by foot or bicycle.

While the parking provided is less than the planning scheme requirements, it is believed there is justification for the proposed parking provision and that there are alternative arrangements to supply parking.

Providing parking requirements are satisfactorily met, this report has determined that there are no adverse traffic implications arising from this development.

Appendix A

Site photos



Photo A-1: Mill Place site



Photo A-2: Existing uses on southern part of site

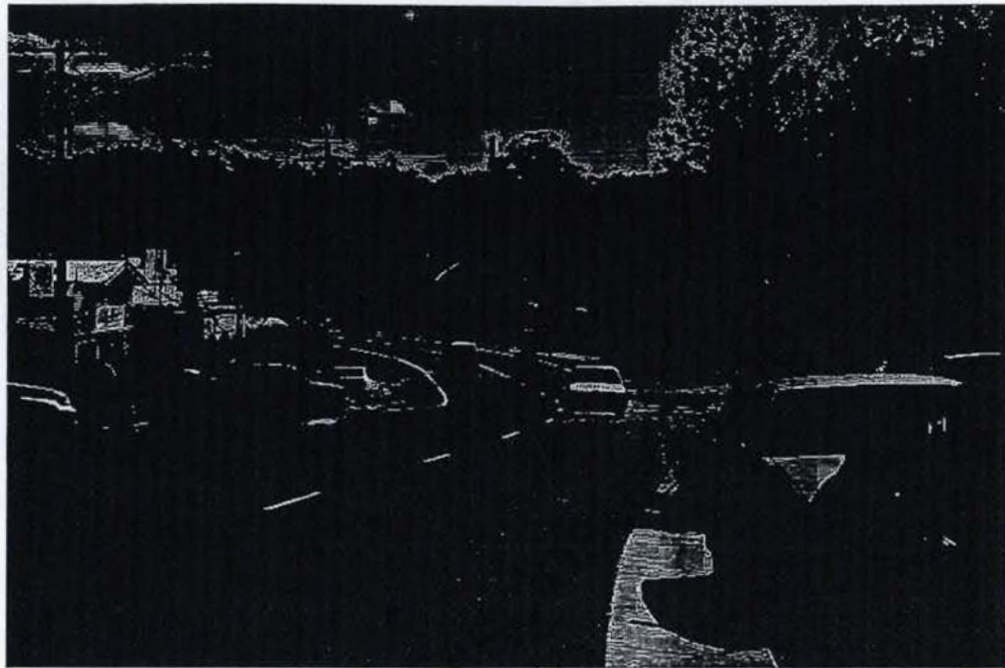


Photo A-3: Maple Street (looking north - site to right of photo)

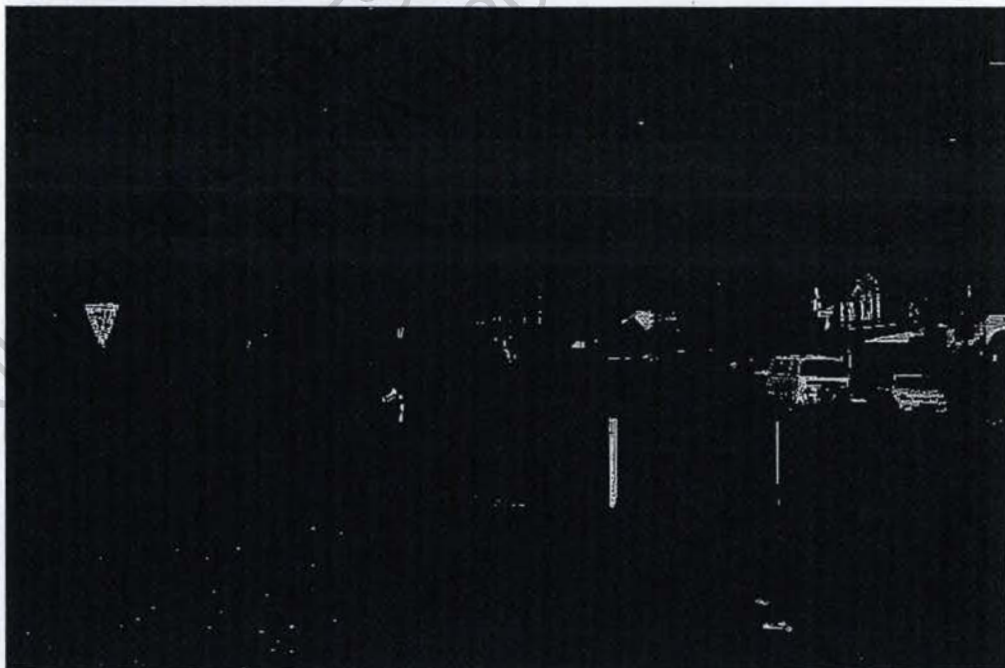


Photo A-4: Intersection of Maple Street and Marara Street (looking south)



Photo A-5: Maple Street (looking northwest from site)



Photo A-6: Maple Street (looking south through Cooroy)

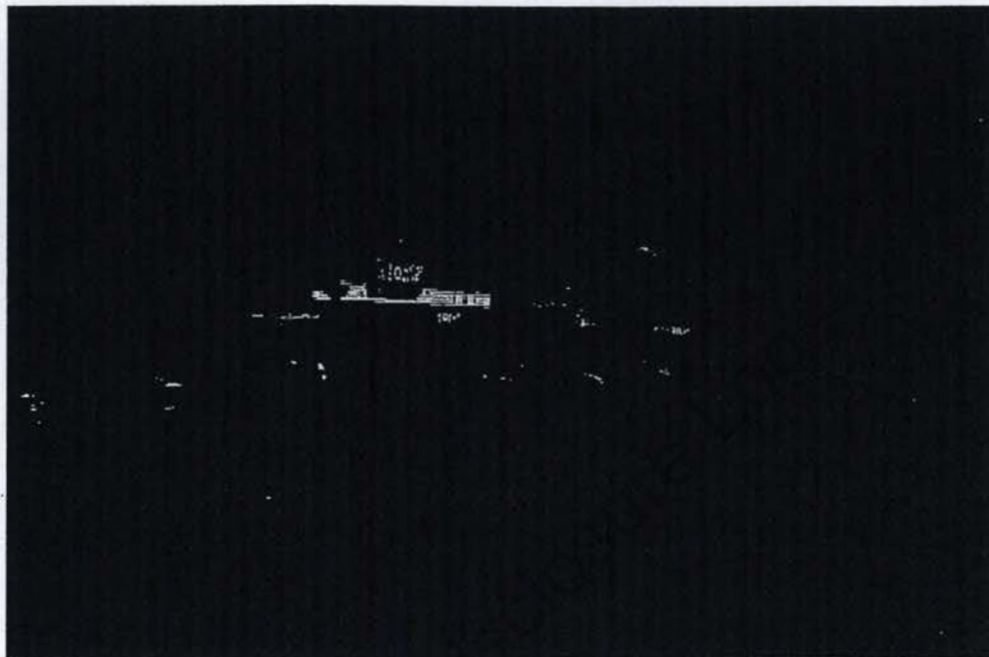


Photo A-7: Maple Street (looking north through Cooroy)

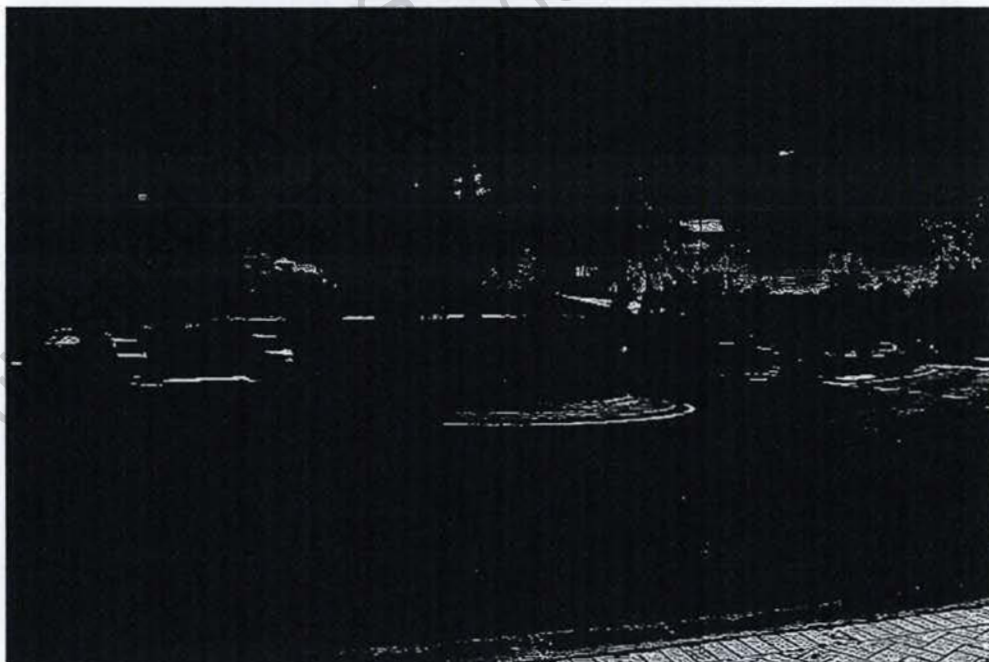


Photo A-8: Intersection of Maple Street and Emerald Street (looking north)

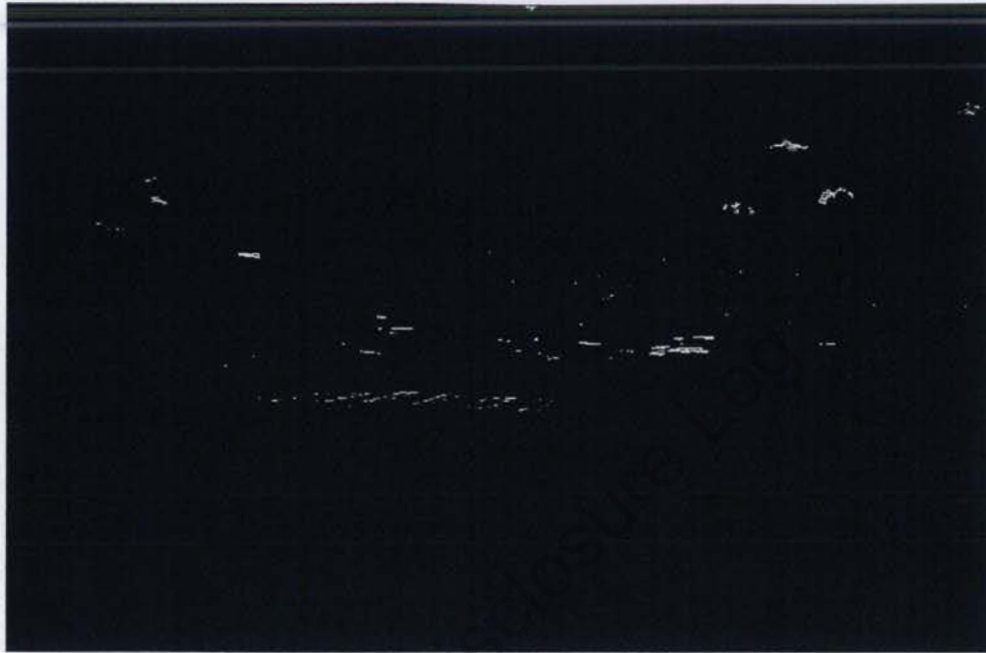


Photo A-9: Maple Street (looking north through Cooroy)

Published on DES DIS
RTI Act 2009

R

Appendix B

Site plan and turning movement
concept plan

Annexures

Appendix L: Heritage Overlay

Published on DES Disclosure Log
RTI Act 2009

Heritage Overlay

Requirement	The Noosa Plan	Proposal	Complies
O1 The operation of any new use on or adjoining a heritage site respects the cultural heritage significance of the site by mitigating any adverse impacts, including vibration, movement of foundations, changes in drainage flow patterns, erosion and pollution.	No solution provided.	The design of the library respects the adjoining Butter factory and faces the building away and down from the Butter factory building.	✓
Retention O2 Heritage sites are retained, where practicable, and not removed from character areas.	S2.1 Heritage sites are retained on the existing premises; OR S2.2 Where a heritage site cannot be practicably retained on its existing premises, it is relocated to an alternative location within the Shire and reinstated to a standard that is suitable for reuse, provided relocation of the building or structure will not adversely impact on the cultural heritage significance of the heritage site, having regard to whether the maintenance of its significance is dependent on the building or structure being retained in its existing location; OR S2.3 Demolition only occurs where the— a) building or structure can not be practicably retained on the existing premises; and b) the premises are physically constrained such that the building or structure can not be relocated to an alternative location; or c) the building or structure is structurally unsound and not capable of economic repair. OR S2.4 Where a heritage site is to be relocated or demolished, a description and photographic record of the building or structure is prepared and submitted to Noosa Council	Complies - Butter factory to be retained. Wood workers cottage to be relocated to site on the northern side of Cooroy Creek as previously approved by Council. Adjoining sheds to be removed as they have no Heritage Value	✓
Adaptive reuse O3 Heritage sites are conserved and protected by adaptively reusing such sites, provided the new use— a) respects the cultural heritage significance of the site; b) is compatible with the amenity of adjacent uses; and c) provides for adequate buffer areas and buffer elements between nearby uses.	No solution provided.	Proposed use is compatible with surrounding uses through its design and location at the rear of the site. Refer heritage report Appendix J.	✓
O4 Building works on a heritage site are designed to be sympathetic with the cultural heritage significance of the building and ensure the retention of valued heritage features, through— a) respecting the original architectural style and proportions of the relevant era; b) retaining the original roof form and pitch; c) retaining or conforming with the original veranda, window and door design and detailing;	S4.1 Building works on heritage sites are located to the rear of the building or to where they are not visible from the street.	The Library is located below the Butter factory and has been orientated to face the parkland to the north of the site. The building has been designed to provide a green space area between the Butter Factory and the library whilst ensuring that the new building does not overshadow or confuse the character of the historic building. The Heritage Advisers report recommends that the new library	✓

d) ensuring the building works are compatible with the scale, height and bulk of the building;
e) providing visual and structural disconnection of the new works for the existing building;
f) using materials of the relevant architectural era;
g) retaining existing mature vegetation around the site;
h) ensuring new garages, fencing and landscaping are compatible with the scale and design of the relevant architectural era.

should not attempt to copy the built form of the Butter Factory and that the new library should take on a modern appearance.

Retention, relocation & demolition
O5 The valued streetscape character within character areas are protected through the retention of buildings that contribute positively to that character.

S5.1 Character buildings and heritage sites within character areas are retained;
OR

S5.2 Where a character building or heritage site can not be practicably retained on its existing premises, the building or structure is relocated to an alternative location within the Shire and reinstated to a standard that is suitable for reuse, provided relocation of the character building or heritage site will not result in the loss of valued streetscape character;
OR

S5.3 Demolition only occurs where the—
a) building or structure can not be practicably retained on the existing premises; and
b) the premises are physically constrained such that the building or structure can not be relocated to an alternative location; or
c) the building or structure is structurally unsound and not capable of economic repair.

The Woodworkers Cottage is to be removed from the site in accordance with a previous approval.

Adaptive reuse

O6 Character buildings are conserved and protected by adaptively reusing such sites, provided any new use—
a) does not impact on the cultural heritage significance of the site;
b) respects the valued streetscape character;
c) is compatible with the amenity of adjacent uses; and
d) provides for adequate buffer areas and buffer elements between nearby uses.

S6.1 No solution provided

The facility is consistent with Councils desired intentions for the area that indicate a 'Creative and learning' precinct.

The new library is orientated to exploit the views over the parkland to the north whilst providing a link and buffer to the Butter factory through the grassed and planted roof forms.

O7 Building works to premises within character areas, are designed to be sympathetic to the valued streetscape character through—
a) respecting the form, bulk, scale and height of heritage sites or character buildings within the streetscape;
b) complementing original roof forms and pitch within the streetscape;
c) conforming with the original fencing, veranda and façade design and detailing within the streetscape;
d) using materials that reflect the valued character; and
e) retaining existing mature vegetation around the site.

S7.1 Building works on character buildings or heritage sites are located to the rear of the building or to where they are not visible from the street.

Refer Heritage Report **Appendix J**

Interpretive signs

O8 Interpretive signs do not

No solution provided

Works will be undertaken in

adversely impact on the valued character of the heritage site or character area;

accordance with Council policy

Advertising devices

O9 Advertising devices located on or adjoining a heritage site are designed and sited so as to—
a) be compatible with the cultural heritage significance and valued character of the site ;
b) not obscure the appearance or prominence of the site when viewed from the major road network or any adjoining public open space.

No solution provided

Works will be undertaken in accordance with Council policy

O12 The construction timing, transport, access, storage and use of materials on and adjacent to a heritage site are managed to avoid adversely impacting on the heritage site.

No solution provided

Works will be undertaken in accordance with Council policy



Queensland
Government

Enquiries Angelina Bismarck
Telephone (07) 3224 8244
Your reference 2007/1886
Our reference Appl'n No 60206 Pt 1 File No: BNE21917

Environmental Protection Agency

Incorporating the
Queensland Parks and Wildlife Service

22 October 2007

Ri-Con Development No 1 Pty Ltd
C/-Kidd & Co Designers
PO Box 262
NOOSA HEADS QLD 4567

Attention: Mr [CTPI 49-Sch4]

Dear Mr [CTPI 49-Sch4]

CTPI 49-Sch4

IPA updated on EPR
12/12/07
Base Parcel Lot 2/RP87371

Integrated Planning Act 1997 (Material Change of Use)

Application (No. 2007/1886) for development approval for assessable development to be carried out at 7 Mary River Road and 5 Lower Mill Road, COOROY (Lot 2 on RP70298 and Lot 6 on SP173771).

Based on the information provided with the above application, and as per Schedule 2, Item 21 & 22 of the *Integrated Planning Regulation 1998*, the proposal does not require referral to the Waste and Contaminated Land Unit (W&CLU). Hence, the W&CLU considers it does not have a concurrence role under the *Integrated Planning Act 1997* (IP Act), and therefore has no further interest in this application.

Should you require any further information in relation to the above please do not hesitate to contact the above officer on the telephone number listed.

Yours sincerely,

[CTPI 49-Sch4]

Scott Robinson

Operations Manager (Waste and Contaminated Land Unit)
Environmental Protection Agency

cc Noosa Shire Council
PO Box 141
TEWANTIN QLD 4565
(Attn: Ms Kerri Coyle)

IPA APPLICATION ASSESSMENT SHEET – CONTAMINATED LAND UNIT

Information Request Due Date: **23/10/2007**

1. PROPOSAL DETAILS

Proposal: Material Change of Use
Proposal Description: Industrial

2. ADMINISTRATIVE DETAILS

EPA App'n No: 60206 Part 1
File No: BNE21917

Council: Noosa Shire Council
LA App'n No: 2007/1886
Site Address: 7 Mary River Road and 5 Lower Mill Road
COOROY

Property Description: Lot 2 on RP70298
Lot 6 on SP173771

Applicant Name: Mr Stephen Kidd, Ri-Con Development No 1
Pty Ltd / Kidd & Co Designers

EMR/CLR/AMA details:

Lot/Plan	EMR/CLR/ AMA No:	Notifiable Activity (NA) or Hazardous Contamination.	On going NA Yes or No?
Lot 6 on SP173771	60206	The site was deleted from the EMR on 19/09/2007.	No

3. APPLICATION ASSESSMENT

3.1 Information from the application, EMR or CLU files:

Any existing ERA's?: No
Any new ERA's?: No
ERA Jurisdiction: N/A

3.2 Information from the application and IDAS forms, EMR or EPA-CLU files:

Past Use: Sawmill & timber treatment
Current Use: Vacant land

3.3 Supporting information: (For incorrect referral skip 3.3.1)

3.3.1 Are there any Environmental Values that are at risk?
N/A

3.3.2 Other relevant details supporting the conclusion(s)

- Lot 6 on SP173771 was on the EMR, and following the investigation and representation from the Council and the consultant, it was deleted from the EMR on 19/09/2007;
- The Acknowledgement Notice was issued by Noosa Council on 26/09/2007, when site was already deleted; however, the Council has no notice about it yet.

4. ASSESSMENT OUTCOME

Conclusion: (Is the site suitable for the proposed development?)

R

1 of 2

- At the time of application, both parcels were not on the EMR.
- The proposal for this site is industrial.
- The site is suitable for the proposed development.
- The EPA-CLU does not have concerns about the proposed development

Recommendation:

It is recommended to issue a letter to the Assessment manager and the applicant.

Assessor name: Angelina Bismarck **Assessor signature:**
Date: 22/10/2007

CTPI 49-Sch4

Reviewer is required when EPA Assessment is involved (Site Investigation/Validation Report was submitted with the application or as a response of an Information Request Notice)

Reviewer Name: **Reviewer signature:**
Revision Date:

Reviewer Comment(s)/Recommendation:

----- End of the Assessment -----

EMR

Lot	6	Plan	SP173771	Category	DELETED	Record Type	NP	ID	60206
				Hist ID					
LGA	NOOSA SHIRE COUNCIL			Region	S	AMA			
Site Name						Notified By			
Street						Entry Date	18/10/2005	Notif Rec'd	
Suburb						Ext Ref			
Owner						Haz Cont			
Owner									
Address									
Parcel Status	C	Area		m ²	File		Officer		
						Offsite Disposal Date			

Notifiable Activities

Comments

Date	User ID	Corr N	Officer Name	Finalised	How Finalised	Registered Site ID
19/09/2007	LEWISAN					60206
SITE DELETED. 19/9/07 NEW PARCELS LOTS 6,1,2 & 4/SP173771 OF BASE PARCELS SITE IDS 10154, 10157, 10158, 10159 & 10233. FILE NOTE FROM PAUL BUTCHER DATED 18/9/07 ADVISES TO DELETE SITE AS PER THE ASSESSMENT REC'D BY EPA.						

Lot 2 RP 70298
Not on EMR
Lot 6 SP 173771
Deleted on
19/9/2007

IDAS APPLICATIONS CHECKLIST

APPLICATION NUMBER: 60206-1

FILE NUMBER: BNE21917

REFERRAL DATE: 09/10/07

INFORMATION REQUEST DUE: 231007

RCU NUMBER:

☒ **ACKNOWLEDGEMENT NOTICE**

IPA FORMS

☒ **COMMON DETAILS – PART A**

☒ **OWNERS CONSENT**

☒ **PART D – MATERIAL CHANGE OF USE**

AND OR

☐ **PART F – RECONFIGURATION A LOT**

☒ **PART N – CONTAMINATED LAND**

☒ **IDAS ASSESSMENT CHECKLIST**

☐ **REFERRAL COORDINATION REQUIRED**

BNE 21917
BNE 2007/12045



October 1, 2007

APPLICATION NUMBER: 666 60206-1
FILE NUMBER: BNE 21917
REFERRAL DATE: 091007
DATE INFO REQUEST DUE: 231007
RCU No.
OFFICER:

CTPI 49-Sch4
Principal

CTPI 49-Sch4
Director

The Manager
E.P.A.
Contaminated Land Unit
PO Box 2771
Brisbane Q 4001

20 Duke Street
Sunshine Beach QLD 4567

Postal address:
PO Box 262
Noosa Heads QLD 4567

Telephone 07 5447 5633
Facsimile 07 5447 5833

CTPI 4 @kiddco.com.au
CTPI @kiddco.com.au

www.kiddco.com.au

Dear Sir,

Re: Proposed Industrial Development
7 Mary River Road, Cooroy and 7 Lower Mill Road, Cooroy
Noosa Shire Council Reference 2007/1886

We have been requested by Noosa Shire Council to refer the above application to your agency as a referral agency.

Please find enclosed the following documents.

- Form 1 Parts A and N
- Drawings
0715.SD.101 P1 Site Plan
0715.SD.201 P1 Floor Plan – Typical
0715.SD.501 P1 Elevations
0715.SD.502 P1 Elevations

We trust that this meets with your approval.

Yours faithfully,

CTPI 49-Sch4

CTPI 49-Sch4

Enc.



FACSIMILE

designers

To: Environmental Protection Agency
Attention: Debbie Lewis
Fax No: 3247 3278
From: CTPI 49-Sch4
Phone: (07) 5447 5633 **Fax:** (07) 5447 5833
Pages: 14 in total
Date: 9 October 2007
Subject: Proposed Industrial Development
7 Mary River Road, Cooroy and 7 Lower Mill Road,
Cooroy
Noosa Shire Council Reference 2007/1886

C.C.

Dear Debbie,

Please find following the undermentioned documents as requested.

- IPA Form 1 Part D
- NSC MCU Acknowledgement Notice
- IDAS Assessment Checklist

If you require further information, please do not hesitate to contact our office.

Regards,

CTPI 49-Sch4

CTPI 49-Sch4
CTPI 49-Sch4

CTPI 49-Sch4

Principal

CTPI 49-Sch4

Associate

20 Duke Street
Sunshine Beach QLD 4517Postal address
PO Box 262
Noosa Heads QLD 4667Telephone 07 5447 5833
Facsimile 07 5447 5833CTPI 49-Sch4
CTPI 49-Sch4

www.kiddco.com.au



Date Issued:
26/9/07**NOOSA
COUNCIL****Acknowledgement Notice****INTEGRATED PLANNING ACT 1997, IDAS DEVELOPMENT APPLICATION**

File No: 2007/1886

For further information regarding
this notice, please contact: **Kerri Coyle**

Phone: 5449 5223

1 APPLICANT DETAILSName: **Ri-Con Development No. 1 Pty Ltd**Postal address: **CARE Kidd & Co Designers
PO Box 262
NOOSA HEADS QLD 4567**Phone no: **5447 5633**

Mobile no:

Fax: **5447 5833****2 PROPERTY DESCRIPTION**Street address: **7 Mary River Road COOROY & 5 Lower Mill Road COOROY**Real property
description: **LOT 2 RP 70298 & LOT 6 SP 173771****3 OWNER'S DETAILS**Name: **Noosa Shire Council**Postal address: **PO Box 141
TEWANTIN QLD 4565****4 APPLICATION TYPE**

What approval is being sought?

Preliminary
ApprovalDevelopment
PermitMaterial Change of Use - Industrial Business Type 2 - Production,
Alteration, Repackaging & Repairing

No

Yes

5 SUPERSEDED PLANNING SCHEME

The application will be assessed under the superseded Planning Scheme.

No

6 CODE ASSESSMENTWill Code Assessment be required? **Yes**

Applicable Codes

Cooroy & Lake Macdonald Locality Code;**Business Uses Code;****Landscaping Code; and****Engineering Works Code.****7 REFERRAL AGENCIES**

What are the names and addresses of Referral Agencies?

REFERRAL AGENCY

ADDRESS

Environmental
Protection AgencyContaminated Land Unit
PO Box 2771, BRISBANE QLD 4001REFERRAL - BASIS
CONCURRENCEPart of site identified
as contaminated
land.

R

INTEGRATED PLANNING ACT 1997

Part D, Version 2.0, 4 October 2004

Form 1 Development Application

idas

Material change of use

assessable against a local government's planning scheme

PART D

Completion of **all applicable questions** on Part D is **mandatory** for all applications involving assessment of a material change of use (MCU) assessable against a local government's planning scheme.

Nature of the application A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not authorise development to occur.	1. This application is for: (tick 1 or both if applicable) ☐ Preliminary approval for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme (i.e. consideration of the proposal concept) AND / OR ☒ Development permit for a material change of use of premises including conceptual design for any associated works that require approval under the planning scheme.
The subject land For the definition of "gross floor area" go to the planning scheme against which the application will be assessed.	2. How the subject land is identified in the planning scheme (name the zone, precinct etc.) Industrial 3. Existing gross floor area: (if applicable) N/A 4. Are there any existing easements on the land? ☐ NO ☒ YES - attach plans of the location and details of the purpose of the easement
Material change of use details	5. Details of the change to the use of the land: (eg. vacant land to shopping centre, house to apartment building, vacant land to industry (tyre manufacturing) etc.) Vacant land to industry 6. Number of employees: TBA 7. Operating days and hours: TBA
Associated building works details (if applicable) For the definition of "site cover", "gross floor area" and "storey" go to the planning scheme against which the application will be assessed.	8. Site cover: 27.55% 9. Gross floor area: 1487M2 10. Number of on-site car parking spaces: 23 11. Number of storeys / maximum height above natural ground: 2 STORES / 8 M MAX HT 12. Number of employees TBA 13. Hours and days the use will operate TBA
Associated operational works details (if applicable)	14. Details of associated operational works (eg. landscaping, cut and fill, drainage, road works etc.) Operational Works approval to be lodged

PLEASE NOTE

This application **cannot** be accepted unless accompanied by Part A of Form 1

The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED	REFERENCE NUMBER/S
---------------	--------------------

R

Form 1 Development Application

idas

IDAS Assessment Checklist

(Formerly the "Referrals Checklist")

IMPORTANT NOTE FOR ALL APPLICANTS:

1. This checklist was formerly referred to as the "Referrals Checklist". Some of the 'Guides' to using the IDAS Application Forms continue to refer to this document as the "Referrals Checklist". The name of this checklist was changed from 25 July 2005 to more accurately describe its function.
2. Under the IPA and IDAS framework, an application may require assessment by the local Council and/or certain Queensland State entities (e.g. Environmental Protection Agency, Dept. of Natural Resources and Water, Queensland Heritage Council etc.).
3. This checklist is provided to assist applicants to determine when an application requires assessment by a Queensland State entity and may also assist the applicant to determine the assessment manager¹ for the application.
4. Therefore, the completion of all questions in section 1 of this checklist is mandatory for all applications (other than those requiring the completion of Parts A & B only).
5. It is the responsibility of the applicant to accurately complete this checklist.
6. Section 2 is mandatory only if the proposed development is located in any part of a wild river area declared under the *Wild Rivers Act 2005*.
7. Depending on the nature of the application, an applicable State entity may be either the assessment manager or an IDAS referral agency for the application.
8. The assessment manager for the application will rely on the information provided in this checklist (as well as any material lodged in support of the application) to identify any applicable referral agencies for the application in the Acknowledgement Notice. The assessment manager will also rely on this information when identifying if the application triggers referral coordination².
9. To assist you in answering the following questions a series of guides are available free from the IPA website www.ipa.qld.gov.au. Guide 25 explains the role of the IDAS Assessment Checklist in the IDAS application process, and its relationship to the Form 1 development application.
10. Any other parts of Form 1 that this checklist requires to be completed are available from the Council or the applicable State entity, or can be downloaded free from www.ipa.qld.gov.au.
11. Section 3 provides advice about the referrals that can be required for applications for building work assessable against the *Building Regulation 2006*.

SECTION 1 - STATE ASSESSMENT (completion mandatory)

Note: The following state assessment triggers apply to development other than for building work assessable against the *Building Regulation 2006*.

Environmentally relevant activity

For more information refer to *Guide 4*.

Unless you answered "none of the above" to Q1, the application requires assessment by the administering authority³.

If an entity, other than the administering authority, is the assessment manager for the application, the administering authority is a concurrence agency for the application in relation to this matter.

Note: An application involving ERA 19 and/or 20 will also require completion of Part K of Form 1 for approval where an allocation under the *Water Act 2000* is required.

1. The application involves: (tick applicable box/es)

- ☐ (i) an environmentally relevant activity (ERA) for which a code for environmental compliance has not been made - complete Part G of Form 1
- ☐ (ii) a mobile or temporary ERA for which a code of environmental compliance has not been made - complete Part G of Form 1
- ☒ (iii) none of the above

Continued overleaf

PLEASE NOTE: The assessment manager may refuse to accept an application, which, at the time of lodgement, fails to provide the completed IDAS Assessment Checklist (if applicable).

OFFICE USE ONLY (applicable to assessment manager)

DATE RECEIVED

REFERENCE NUMBER/S

- 1 The assessment manager is responsible for assessing and deciding an IDAS application. The assessment manager for an application is prescribed in schedule 8A of the IPA.
- 2 For additional information refer to *Guide 6* 'Does my application trigger the referral coordination process?'
- 3 The 'administering authority' may be either the Environmental Protection Agency, the relevant local government (for a devolved ERA) or the Queensland Department of Primary Industries and Fisheries (for a delegated ERA).

INTEGRATED PLANNING ACT 1987

IDAS Assessment Checklist, Version 20, 2 April 2007

State-controlled road mattersFor more information refer to Guide 3.

Unless you answered "none of the above" to Q2, the application triggers referral to the Department of Main Roads (DMR) as a referral agency.

In certain circumstances DMR will be an advice agency, while in other circumstances DMR will be a concurrence agency.

Schedule 2 of the IP Regulation will assist you to determine where DMR is an advice or concurrence agency for the application.

2. The application involves: (tick applicable box/es)

- ☐ (i) development on land **contiguous**⁴ to a State controlled road and for -
- ☐ (a) **material change of use** assessable against the planning scheme;
- ☐ (b) **reconfiguring a lot** unless -
- the total number of lots is not increased; and
 - the total number of lots abutting the State-controlled road is not increased;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- associated with access to a State-controlled road; or
 - for filling or excavation; or
 - involving the redirection or intensification of site stormwater from the land, through a pipe with a cross-sectional area greater than 625 cm² that directs stormwater to a State-controlled road.
- ☐ (ii) development on land **not contiguous** to a State-controlled road and -
- ☐ (a) **material change of use** -
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule;
- ☐ (b) **reconfiguring a lot** for a purpose mentioned in schedule 5 of the IP regulation and exceeding the thresholds set by that schedule;
- ☐ (c) **operational work** (not associated with a material change of use assessable against the planning scheme or reconfiguring a lot mentioned in (b) above)-
- assessable against the local government's planning scheme; and
 - mentioned in schedule 5 of the IP Regulation and exceeding the thresholds set by that schedule.
- ☒ (iii) none of the above

Clearing vegetationFor more information refer to Guide 12.

Unless you answered "none of the above" to Q3, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

If you ticked Q3(i) or (ii), your application requires referral to NRW for assessment regardless of whether vegetation clearing is proposed or not.

3. The application involves: (tick applicable box/es)

- ☐ (i) **material change of use** -
- (a) assessable against the planning scheme;
- (b) on a lot containing -
- a category 1, 2 or 3 area shown on a property map of assessable vegetation; or
 - if there is no property map of assessable vegetation for the lot - remnant vegetation;
- (c) where the existing use of the land is a rural or environmental use; and
- (d) where the size of the land is 2 hectares or larger - complete Part J of Form 1
- ☐ (ii) **reconfiguring a lot** -
- (a) on a lot containing a category 1, 2 or 3 area shown on a property map of assessable vegetation or, if there is no property map of assessable vegetation for the lot, remnant vegetation;
- (b) where the size of the lot before the reconfiguration is 2 hectares or larger;
- (c) where 2 or more lots are created; and
- (d) where the size of any lot created is 25 hectares or smaller - complete Part J of Form 1
- ☐ (iii) **operational work** -
- (a) for the clearing of native vegetation where the vegetation clearing is made assessable under Schedule 8 of the IPA; and
- (b) not associated with a material change of use assessable against the planning scheme mentioned in (i) or reconfiguring a lot mentioned in (ii) - complete Part J of Form 1
- ☒ (iv) none of the above.

Strategic port landFor more information refer to Guide 11.

If you ticked (i) - the relevant Port Authority is the assessment manager for the application.

If you ticked (ii) Queensland Transport is a concurrence agency for the application.

4. The application involves:

- ☐ (i) development on strategic port land as defined in the *Transport Infrastructure Act 1994* (TI Act) - complete Part I of Form 1
- ☐ (ii) a **material change of use** that is **inconsistent** with the land use plan approved under the TI Act for the strategic port land - complete Part I of Form 1
- ☒ (iii) none of the above

⁴ Land contiguous to a State-controlled road is defined in schedule 14 of the IP Regulation to mean land - if part of the land is within 100m of the State-controlled road; or that is part of a future State-controlled road.

INTEGRATED PLANNING ACT 1997

IDAS Assessment Checklist, Version 20, 2 April 2007

Acid sulfate soilsFor more information refer to Guide 10.

Unless you answered "none of the above" to Q5, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is an advice agency for the application in relation to this matter.

5. The application involves development on land situated in an identified⁵ local government area and where the surface of the land is: (tick applicable box)
- ☐ (i) below 20m AHD⁶ and the development will involve the excavation of 1000m³ or more of soil or sediment at or below 5m AHD, or
- ☐ (ii) at or below 5m AHD and the development will involve filling the site with 1000m³ or more of material
- ☒ (iii) none of the above

Major hazard facilities or possible major hazard facilitiesFor more information refer to Guide 17.

If you answered "YES" to Q6, the application requires assessment by the Department of Emergency Services (DES).

If an agency other than DES is the assessment manager for the application, DES is a concurrence agency for the application in relation to this matter.

6. Does the application involve a **material change of use** for a major hazard facility or possible major hazard facility as defined under the Dangerous Goods Safety Management Act 2001?
- ☒ NO
- ☐ YES - complete Part L of Form 1

Water related development under the Water Act 2000

For more information about items (a) - (f), refer to Guide 15. For more information about item (g), refer to Guide 14 Does my application involve assessment of a referable dam?

Unless you answered "none of the above" to Q7, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

7. The application involves:
- ☐ (i) **operational work**, for taking or interfering with water under the Water Act 2000, that is: (tick applicable box/es)
- ☐ (a) in a watercourse, lake or spring, (eg. a pump, gravity diversion, stream re-direction, weir or dam) - complete Part K₂, K₃, K₄, K₆ or K₉ of Form 1 whichever is applicable;
- ☐ (b) for an artesian bore anywhere in the State, no matter what the use - complete Part K₁ of Form 1;
- ☐ (c) for a subartesian bore, in declared subartesian area⁷, or in a certain area covered by a water resource plan, for use for purposes other than stock and/or domestic use - complete Part K₁ of Form 1;
- ☐ (d) for a subartesian bore, in certain declared subartesian areas, for use for stock and/or domestic purposes - complete Part K₁ of Form 1;
- ☐ (e) for taking overland flow water in certain areas covered by a water resource plan - complete Part K₄ of Form 1;
- ☐ (f) for interfering with overland flow water in a drainage and embankment area - complete Part K₁₀ of Form 1
- ☐ (g) for constructing a referable dam⁸ or works that will increase the storage capacity of a referable dam by more than 10% - complete Part K₅ of Form 1; Or
- ☒ (ii) none of the above.

Removal of quarry material from a watercourseFor more information refer to Guide 16.

If you answered "YES" to Q8, the application requires assessment by the Department of Natural Resources and Water (NRW).

If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.

Note: Part G of Form 1 is required to be completed as the activity of removing quarry material from a watercourse is also an Environmentally Relevant Activity (ERA).

8. Does the application involve development for the removal of quarry material from a watercourse⁹ requiring an allocation notice under the Water Act 2000?
- ☒ NO
- ☐ YES - complete Parts K₇ and G of Form 1

5 The identified local government areas are: Aurukun, Bowen, Brisbane, Broadsound, Bundaberg, Burdekin, Burke, Burnett, Caboolture, Calma, Calliope, Caloundra, Cardwell, Carpentaria, Cook, Coooloolo, Douglas, Fitzroy, Gladstone, Gold Coast, Hervey Bay, Hinchinbrooke, Isis, Johnstone, Livingstone, Logan, Mackay, Maroochy, Maryborough, Mirum Vale, Mornington, Noosa, Pine Rivers, Redcliffe, Redland, Rockhampton, Sarina, Thuringowa, Tiaro, Torres, Townsville, Whitsunday.

6 Australian Height Datum (AHD).

7 The declared ground water areas are listed in Guide 13 Development in a declared catchment area.

8 Referable dam is defined under the Water Act 2000.

9 Watercourse is defined in sch 10 of the IPA.

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Operational work that is tidal work or work in coastal management district
For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q9, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

Local government is the assessment manager for all prescribed tidal work.

9. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹⁰ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; Or
- ☐ (ii) tidal work that is **prescribed tidal work**¹¹ other than in a canal¹² – complete Part P of Form 1; Or
- ☐ (iii) carried out within a **coastal management district** under the Coastal Act and for – complete Part M of Form 1 if any box/es (a) to (l) below are ticked.
- ☐ (a) constructing or installing works in a watercourse between MHWS and HAT (i.e. other than those works in tidal water) where the development has been determined not to be assessable against the *Water Act 2000*;
- ☐ (b) constructing a canal¹² intended to be connected to tidal waters;
- ☐ (c) constructing an artificial waterway;
- ☐ (d) reclaiming land under tidal water;
- ☐ (e) disposing of dredge spoil or other solid waste material in tidal water;
- ☐ (f) interfering with quarry material on State coastal land above high-water mark;
- ☐ (g) draining or allowing drainage or flow of water or other matter across State coastal land above high-water mark;
- ☐ (h) removing or interfering with coastal dunes on land, other than State coastal land, that is in an erosion prone area and above high-water mark;
- ☐ (i) constructing a bank or bund wall to establish a ponded pasture on land, other than State coastal land, above high-water mark; or
- ☒ (iv) none of the above.

Operational work below high water mark

For more information refer to Guide 18. For more information about prescribed tidal work in local government tidal areas refer to Guide 24.

Unless you answered "none of the above" to Q10, the application triggers referral to Queensland Transport (QT) (Maritime Safety Qld) as a concurrence agency.

Local government is the assessment manager for all prescribed tidal work.

10. The application involves **operational work** that is: (tick the applicable box/es)

- ☐ (i) **tidal work**¹³ as defined under the *Coastal Protection and Management Act 1995* (the Coastal Act) that is not prescribed tidal work – complete Part M of Form 1; Or
- ☐ (ii) tidal work that is **prescribed tidal work**¹⁴ – complete Part P of Form 1; Or
- ☐ (iii) carried out within a coastal management district¹⁵ under the Coastal Act and for –
- ☐ (a) disposing of dredge spoil or other solid waste material in tidal water – complete Part M of Form 1;
- ☐ (b) reclaiming land under tidal water – complete Part M of Form 1; or
- ☐ (c) constructing a canal¹², if the canal is associated with reconfiguring a lot – complete Part M of Form 1;
- ☒ (iv) none of the above.

Coastal management

For more information refer to Guide 18.

Unless you answered "none of the above" to Q11, the application requires assessment by the Environmental Protection Agency (EPA).

If an agency other than EPA is the assessment manager for the application, EPA is a concurrence agency for the application in relation to this matter.

11. The application involves: (tick the applicable box/es)

- ☐ (i) a **material change of use** assessable under a planning scheme **involving operational work** carried out completely or partly in a coastal management district¹⁵
- ☐ (ii) a **material change of use** assessable under a planning scheme **involving building work**, carried out completely or partly in a coastal management district that is –
- the construction of a new premises with a GFA¹⁶ of at least 1000m²
 - the enlargement of the GFA of existing premises by more than 1000m²
- ☐ (iii) **reconfiguring a lot** assessable under schedule 8 of the IPA where the land is situated completely or partly in a coastal management district
- ☐ (iv) **reconfiguring a lot**¹⁷ assessable under schedule 8 of the IPA and in connection with the construction of a canal¹² – complete Part M of Form 1
- ☒ (v) none of the above

10 Tidal work is defined in sch 10 of the IPA.

11 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

12 Canal means canal as defined under the *Coastal Protection and Management Act 1995*

13 Tidal work is defined in sch 10 of the IPA.

14 Prescribed tidal work is defined in the *Coastal Protection and Management Regulation 2003* and includes certain tidal works completely or partly within a local government tidal area.

15 Coastal management district is defined in sch 10 of the IPA and means a coastal management district under the *Coastal Protection and Management Act 1995*, other than an area declared as a coastal management district under section 47(2) of that Act.

16 GFA is defined in sch 14 of the IPA to mean the gross floor area. For a definition of how to calculate GFA, go to the planning scheme against which the application is being assessed.

17 Under s117 of the *Coastal Protection and Management Act 1995*, an application for reconfiguration, where the reconfiguration is associated with the construction of an artificial waterway, must be accompanied by the application for the operational works to construct the artificial waterway.

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<p>Development within the limits of a port</p> <p>For more information refer to <u>Guide 18</u>. For information about prescribed tidal work refer to <u>Guide 24</u>.</p> <p>If you answered "YES" to Q12, the application triggers referral to the <u>Port Authority</u>.</p> <p>The Port Authority is a concurrence agency if the development is -</p> <ul style="list-style-type: none"> • within 200m of a shipping channel or an entry and exit shipping corridor for the port • within 1000m of a swing basin, a commercial shipping wharf, a mooring, anchorage or spoil grounds; • within 1000m of a planned port facility identified in a land use plan approved under the <u>Transport Infrastructure Act 1994</u>. <p>In all other situation the Port Authority is an advice agency.</p>	<p>12. Does the application involve development below high water mark¹⁸ and within the limits of a port under the <u>Transport Infrastructure Act 1994</u>?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1, or Part P of Form 1 if the work is prescribed tidal work</p>
<p>Marinas</p> <p>For more information refer to <u>Guide 18</u>. For information about whether a marina is prescribed tidal work refer to <u>Guide 24</u>. The local government is the assessment manager for all prescribed tidal work.</p> <p>If you answered "YES" to Q13, the application triggers referral to <u>Queensland Fire and Rescue Service</u> as an advice agency.</p>	<p>13. Does the application involve operational work that is tidal work for a marina¹⁹ with more than 6 vessel berths?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1, or Part P of Form 1 if the tidal work is prescribed tidal work</p>
<p>Tidal works in strategic port land tidal areas</p> <p>For more information refer to <u>Guide 18</u>.</p> <p>Unless you answered "NO" to Q14, the relevant <u>Port Authority</u> is the assessment manager for the application and the <u>Environmental Protection Agency (EPA)</u> and <u>Queensland Transport (QT)</u> are concurrence agencies for the application.</p>	<p>14. Does the application involve tidal works within a strategic port land tidal area²⁰?</p> <p>☒ NO</p> <p>☐ YES - complete Part M of Form 1</p>
<p>Heritage</p> <p>For further information refer to <u>Guide 19</u>.</p> <p>If you answered "YES" to Q15, the application triggers referral to the <u>Queensland Heritage Council</u> as concurrence agency for the application.</p> <p>Unless you answered "none of the above" to Q15(b), the application involves referral to the <u>Environmental Protection Agency</u> as an advice agency for the application</p>	<p>15. Does the application involve development in a heritage registered place as defined under the <u>Queensland Heritage Act 1992</u>?</p> <p>☒ NO</p> <p>☐ YES - complete Part C of Form 1</p> <p>15(b) The application involves: (tick applicable boxes)</p> <p>☐ (i) a material change of use assessable against the planning scheme and the lot shares a common boundary with a protected area or registered place under the <u>Queensland Heritage Act 1992</u>;</p> <p>☐ (ii) reconfiguring a lot if the lot shares a common boundary with a protected area or registered place under the <u>Queensland Heritage Act 1992</u>;</p> <p>☐ (iii) none of the above.</p>
<p>Declared catchment areas</p> <p>For more information, including a list of the declared catchment areas within Queensland, refer to <u>Guide 13</u>.</p> <p>Unless you answered "none of the above" to Q16, the application requires assessment by the <u>Department of Natural Resources and Water (NRW)</u>.</p> <p>If an agency other than NRW is the assessment manager for the application, NRW is a concurrence agency for the application in relation to this matter.</p>	<p>16. The application is in an area declared to be a catchment area under the <u>Water Act 2000</u> and involves: (tick the applicable box/es)</p> <p>☐ (i) reconfiguring a lot if any lot resulting from the reconfiguration is less than 16 hectares;</p> <p>☐ (ii) development assessable against the planning scheme involving the establishment or expansion of a waste water disposal system, other than a disposal system for carrying out an environmentally relevant activity under the <u>Environmental Protection Act 1994</u>;</p> <p>☒ (iii) none of the above</p>

¹⁸ High water mark is defined in the Coastal Protection and Management Act 1995 and means the ordinary high water mark at spring tide.

¹⁹ Marina is defined in the Transport Operations (Maritime Pollution) Regulation 1995.

²⁰ Strategic port land tidal areas are the areas generally 50 metres seaward of high water mark adjacent to strategic port land.

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Contaminated land

Applications involving material change of use and/or reconfiguring a lot may trigger this referral.

For more information refer to Guide 5.

Unless you answered "none of the above" to Q17, the application requires assessment by the Environmental Protection Agency (EPA). If an agency other than EPA is the assessment manager for the application, EPA will be a concurrence agency for the application in relation to this matter.

17. The application involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** for which all of part of the premises are –
- item 5, including the exemption otherwise provided for by paragraph (d);
 - item 6, including the exemption otherwise provided for by paragraph (e); or
 - item 7, including the exemption otherwise provided for a mining activity or petroleum activity; or
- (b) in an area for which an area management advice has been given for unexploded ordnance - *complete Part N of Form 1*
- ☒ (ii) **a material change of use** –
- (a) made assessable under the IPA, schedule 8, part 1, table 2, items 5 to 7; or
 - (b) assessable against the planning scheme and if all or part of the premises is in an area for which an area management advice has been given for unexploded ordnance - *complete Part N of Form 1*
- ☐ (iii) none of the above

Electricity Infrastructure

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q18, the application triggers referral to the agency to which the easement is granted in favour of as advice agency.

18. The application involves: (tick the applicable box/es)

- ☐ (i) **reconfiguring a lot** where any part of the lot is –
- subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; or
 - situated within 100m of a substation site;
- ☐ (ii) **a material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the easement is for a transmission grid or supply network under that Act; and
 - any structure or work that is the natural and ordinary consequence of the use is, or will be, located wholly or partly in the easement;
- ☐ (iii) **a material change of use**, assessable against a planning scheme and not associated with reconfiguring a lot if any part of the premises is situated within 100m of a substation site;
- ☐ (iv) **operational work** that is filling or excavation assessable against the planning scheme, not associated with reconfiguring a lot, if –
- any part of the premises is subject to an easement in favour of a distribution entity or transmission entity under the *Electricity Act 1994* and the work is located wholly or partly in the easement;
 - the work is located wholly or partly within 10m of a substation site;
- ☒ (v) none of the above.

Land designated for community infrastructure

Applications involving development on land designated for community infrastructure may trigger this referral.

For more information refer to schedule 2 of the IP Regulation.

If you answered "YES" to Q19, the application requires assessment by the chief executive of the department administering the Act authorising the development for the designated purpose.

If an agency other than the designator is the assessment manager for the application, the designating agency will be a concurrence agency for the application in relation to this matter.

19. Does the application involve development assessable against the planning scheme and on land designated for community infrastructure?

- (i) intended to be supplied by a public sector entity; and
- (ii) on land not owned by or on behalf of the State; and
- (iii) other than development –
- (a) for the designated purpose; or
 - (b) carried out by, or on behalf of, the designator.
- ☒ NO
- ☐ YES

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SEQ Regional Plan

For more information refer to schedule 2 of the IP Regulation.

Refer to Chapter 2, part 5A and schedule 10 of the Integrated Planning Act 1997, and schedule 2 of the Regulatory Provisions for relevant definitions.

Unless you answered "none of the above" to Q20, the application requires assessment by the Office of Urban Management (OUM).

20. The application involves (tick applicable box/es) -

- ☒ (i) a **material change of use** of premises -
- (a) in a **Major Development Area** in the Urban Footprint for -
- ☒ (i) an **urban activity** -
- ☐ in an area included in a structure plan where the IPA, section 3.1.6 applies;
 - ☐ in an area not included in a structure plan where -
 - the IPA, section 3.1.6 applies to the application for the material change of use; or
 - the premises exceeds 10,000m²; or
 - the gross floor area (GFA) on the premises will exceed 10,000m²; or
 - impact assessment is required under the relevant planning scheme
- ☐ (ii) **intensive animal husbandry**; or
- ☐ (iii) residential development involving a **rural residential purpose**
- (b) in the **Regional Landscape and Rural Production Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.4(2); or
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.6(2)
- (c) in the **Rural Living Area** for an urban activity and not specified in section 2.8(2);
- (d) in the **Investigation Area** for -
- ☐ (i) an **urban activity** and not specified in section 2.10(2);
- ☐ (ii) residential development involving a **rural residential purpose** and not specified in section 2.12(2); or
- ☐ (iii) **intensive animal husbandry**
- ☐ (ii) **reconfiguring a lot** -
- On land in a **Major Development Area** in the Urban Footprint that is:
- (a) not included in a structure plan; and
- (b) not specified in section 3.1(2).
- ☐ (iii) none of the above

Fisheries matters

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above" to Q21, the application requires assessment by the Department of Primary Industries and Fisheries (DPI&F).

If an agency other than DPI&F is the assessment manager for the application, DPI&F is a concurrence agency for the application in relation to items (i) - (iv) and an advice agency in relation to item (v).

21. The application involves: (tick the applicable box/es)

- ☐ (i) an assessable **material change of use** for aquaculture - complete Part O₁ of Form 1;
- ☐ (ii) assessable **operational work** that is the construction or raising of a waterway barrier - complete Part O₃ of Form 1;
- ☐ (iii) assessable **operational work** completely or partly within a declared fish habitat area - complete Part O₂ of Form 1;
- ☐ (iv) assessable **operational work** that is the removal, destruction or damage of a marine plant - complete Part O₂ of Form 1;
- ☐ (v) development assessable under the IPA, schedule 8, part 1, on land that adjoins a declared fish habitat area;
- ☒ (vi) none of the above.

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Integration of land use and public transport

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

22. The application involves: (tick the applicable box/es)–

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13C of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**–
- ☐ (a) on land that is completely or partly within a public transport corridor, and the total number of lots increases;
 - ☐ (b) on land that is completely or partly within a future public transport corridor or an airport's public safety area;
 - ☐ (c) on land that is within 400m of a public passenger transport facility or a future public passenger transport facility, and the total site area is 5000m² or greater;
 - ☐ (d) for a residential purpose within the 25 ANEF contour for an airport;
 - ☐ (e) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, on land that–
- ☐ (a) is completely or partly within a public transport corridor or a future public transport corridor;
 - ☐ (b) will result in work that encroaches into an airport's operational airspace.
- ☒ (iv) none of the above.

Railway safety and efficiency

For more information refer to Guide 23, schedule 8A of the IPA & schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to QT as a concurrence agency.

23. The application involves: (tick the applicable box/es)–

- ☐ (i) a **material change of use** assessable against the planning scheme for a purpose mentioned in schedule 13D of the IP Regulation and exceeding the thresholds set by that schedule.
- ☐ (ii) **reconfiguring a lot**–
- ☐ (a) on land that is completely or partly within a future public transport corridor, future railway land or a railway tunnel easement;
 - ☐ (b) on land that is within 400m of a Citytrain passenger railway station or a future Citytrain passenger railway station, and the total site area is 5000m² or greater;
 - ☐ (c) on land that abuts rail corridor land, commercial corridor land or future railway land, and the total number of lots increases;
 - ☐ (d) on land that abuts rail corridor land, commercial corridor land or future railway land and an easement abutting the corridor or future railway land is created;
 - ☐ (e) on land that is completely or partly within 100m of, and abutting an approach to, a railway level crossing, and the total number of lots increases;
 - ☐ (f) for a residential purpose resulting in 100 or more allotments.
- ☐ (iii) **operational work** assessable against the planning scheme, but not associated with a material change of use mentioned in (i) above or reconfiguring a lot mentioned in (ii) above, involving extracting, excavating or filling greater than 50m³, on land that–
- ☐ (a) is completely or partly within rail corridor land or commercial corridor land, and the work is not for rail transport infrastructure or other rail infrastructure;
 - ☐ (b) is completely or partly within future railway land, or a railway tunnel easement;
 - ☐ (c) abuts rail corridor land, commercial corridor land or future railway land, and the work is within 25m of the railway boundary.
- ☒ (iv) none of the above.

Moonie to Brisbane pipeline

For more information refer to schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application triggers referral to the holder of pipeline licence No 1 issued under the Petroleum Act 1923, currently Santos QNT Pty Ltd, for advice.

24. The application involves the easement for the construction or operation of the Moonie to Brisbane strategic pipeline, and involves: (tick the applicable box/es)–

- ☐ (i) a **material change of use** assessable against the planning scheme and not associated with reconfiguring a lot, and any structure or work will be located wholly or partly in the easement.
- ☐ (ii) **reconfiguring a lot**
- ☐ (iii) **operational work** assessable against the planning scheme, that is filling, excavation, compaction, drilling, boring or piling not associated with a reconfiguring a lot, and the work is located wholly or partly in the easement.
- ☒ (iv) none of the above.

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Koala habitat area

For more information, refer to Guide 26 and schedule 2 of the IP Regulation.

Unless you answered "none of the above", the application requires referral to the Environmental Protection Agency as a concurrence agency.

25. The application involves: (tick the applicable box/es)---

- ☐ (i) a **material change of use** of premises in a koala conservation area or koala sustainability area made assessable under a planning scheme, that is not for a domestic activity and will result in -
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) a new building and any reasonably associated structure with a total footprint greater than 1000m²;
 - ☐ (c) an extension to an existing building and any reasonably associated structure if the extension has a total footprint greater than 1000m²;
 - ☐ (d) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (e) excavating or filling an area greater than 5000m²;
 - ☐ (f) additional traffic in a koala conservation area or koala sustainability area, between 6p.m. on a day and 6a.m. on the following day.
- ☐ (ii) **reconfiguring a lot** in a koala conservation area or koala sustainability area that will result in -
- ☐ (a) an increased number of lots;
 - ☐ (b) clearing of native vegetation over an area greater than 2500m².
- ☐ (iii) **operational work** in a koala conservation area or koala sustainability area made assessable under Schedule 8, Part 1, Table 4, items 1A to 1G (not associated with reconfiguring a lot mentioned in (ii) above) that will result in the clearing of native vegetation over an area greater than 2500m².
- ☐ (iv) **operational work** in a koala conservation area or koala sustainability area made assessable under a planning scheme (not associated with a material change of use mentioned in (i) or reconfiguring a lot mentioned in (ii) above) that is not for a domestic activity and will result in -
- ☐ (a) clearing of native vegetation over an area greater than 2500m²;
 - ☐ (b) extracting gravel, rock or sand from an area greater than 5000m²;
 - ☐ (c) excavating or filling an area greater than 5000m².
- ☒ (v) none of the above.

Wild river area

For more information, refer to Guide 27.

If you answered YES to Q26, you must also complete section 2 of this checklist. This will enable you to determine if your application can proceed in a wild river area and which referral agency will assess your application against the Wild Rivers Code, or if the proposed development is "prohibited" in a wild river area.

Note: Development can be "prohibited" in a wild river area because the application cannot be accepted by the assessment manager.

26. Does the application involve development in a wild river area declared under the *Wild Rivers Act 2005*?

- ☒ NO
☐ YES

Preliminary Approval

If you answered YES to Q27, the application triggers referral to the Department of Local Government, Planning, Sport and Recreation as an advice agency.

27. Does the application involve a development for which preliminary approval is sought under Section 3.1.6 of the *Integrated Planning Act 1997*?

- ☒ NO
☐ YES

Wetlands

Domestic activity means the construction or use of a single residence on a lot and any reasonably associated building or structure. Examples of a building or structure that could be reasonably associated with a single residence include: caretaker's residence, granny flat, building or structure used for a home business.

Note: Wetland is defined in the Integrated Planning Regulation 1998.

Unless you answered "none of the above" to Q28, the application involves referral to the Environmental Protection Agency as an advice agency for the application.

28. The application involves: (tick the applicable boxes) -

- ☐ (i) a material change of use, other than for a domestic activity, assessable against the planning scheme that is in or within 100m of a wetland;
- ☐ (ii) reconfiguring a lot -
In or within 100m of a wetland that will result in
- ☐ (a) more than 10 lots being created; or
 - ☐ (b) lots less than 5 hectares;
- ☒ (iii) none of the above

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Conservation Estate

Urban purposes is defined in the Integrated Planning Act 1997 as "purposes for which land is used in cities or towns, including residential, industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes".

Unless you answered "none of the above" to Q29, the application involves referral to the Environmental Protection Agency as an advice agency for the application.

29. The application involves: (tick the applicable box/es)–

- ☐ (i) a material change of use for urban purposes that is in or within 100m of any of the following –
- ☐ (a) a protected area, forest reserve, critical habitat or area of major interest under the Nature Conservation Act 1992;
 - ☐ (b) a State forest or timber reserve under the Forestry Act 1959;
 - ☐ (c) a marine park under the Marine Parks Act 2004;
 - ☐ (d) a recreation area under the Recreation Area Management Act 1988;
 - ☐ (e) a world heritage area listed under the World Heritage Convention;
 - ☐ (f) Brisbane forest park under the Brisbane Forest Park Act 1977.
- ☐ (ii) reconfiguring a lot if –
- ☐ (a) any part of the lot is situated in, or within 100m of, any of the following –
 - ☐ (i) a protected area, forest reserve, critical habitat or area of major interest under the Nature Conservation Act 1992;
 - ☐ (ii) a State forest or timber reserve under the Forestry Act 1959;
 - ☐ (iii) a marine park under the Marine Parks Act 2004;
 - ☐ (iv) a recreation area under the Recreation Area Management Act 1988;
 - ☐ (v) a world heritage area listed under the World Heritage Convention; Brisbane forest park under the Brisbane Forest Park Act 1977; and
 - ☐ (b) the reconfiguration involves more than 10 lots being created, or any lot resulting from the reconfiguring is less than 5ha;
- ☒ (iii) none of the above.

Form 1 Development Application

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Common details

PART A

The completion of all **applicable questions** on Part A is **mandatory** for all applications. Part A must be accompanied by the completed IDAS Assessment Checklist if required, and by one (1) or more other completed parts of the Form as required. For more information on the parts of the Form refer to www.ipa.qld.gov.au. Any information requested in the form may be provided in an attachment to the application. For further information about completing the following details, refer to **Guide 1**.

Description of land

All land the subject of the application, must be identified. However, a description of the land is not required in relation to a mobile or temporary Environmentally Relevant Activity (ERA).

Advice for completing Q2 - Q2 applies if development is proposed within a water body or watercourse.

Advice for completing Q3 - Most land can be identified by a lot on plan description. These details can be obtained from title documents or through the local government.

However, if the land on which the development is proposed does **not** have a lot on plan description (i.e. the development is proposed in a water body or watercourse) provide -

(i) the lot on plan description for the adjoining/adjacent land; or

(ii) GPS coordinates where there is no adjoining/adjacent land (eg. in Moreton Bay).

Advice for completing Q7 - Q7 does **not** apply if the development is within a water body or watercourse.

Advice for completing Q8 - Q8 applies if development is within a local government area.

Note: Areas below high water mark are **not** within a local government's area unless provided for under the Local Government Act 1993.

Advice for completing Q9 - Q9 applies if development is on strategic port land or a strategic port land tidal area. For more details refer to **Guide 11**.

1. Street address: (including house number, street name, suburb/locality name & postcode) (if applicable)

LOT 6 CNR MARY RIVER RD & LOWER MILL RD, COOROY, QLD

2. Name of water body or watercourse, within which the development is proposed: (if applicable)

N/A

3. Lot on plan description (eg. Lot 123 on RP 4567) / GPS coordinates:

LOT 2 SP473771 LOT 6 ON RP 70200- ZRP70298 + 62P173771.

4. The above description is for: (tick applicable box)

☒ (i) the land on which the development is proposed; or

☐ (ii) the land adjoining the water body or watercourse, within which the development is proposed; or

☐ (iii) the water body or watercourse.

5. Shop / tenancy number:

N/A

6. Storey / level:

N/A

7. Total area of land: (m² or ha):

3129.5M2

8. Local government area in which the land is situated: (eg. Esk, Hervey Bay, Woocoo etc.) (if applicable)

NOOSA SHIRE COUNCIL

9. Port authority for the strategic port land or strategic port land tidal area on which the development is proposed: (eg. Port of Brisbane, Port of Townsville) (if applicable)

N/A

Proposal details

If there is insufficient room available, details may be provided in an attachment to the application.

10. Existing use of the land: (eg. vacant, single house, shop etc.)

VACANT LAND

11. Proposed use of the land: (eg. 6 unit apartment building, 30 lot residential subdivision, ERA for aquaculture in ponds with a total area of 7 ha for which wastes are released into waters etc.)

INDUSTRIAL

Other applicable parts of Form 1

Part A must **always** be accompanied by other completed parts of Form 1. For information about when a part of Form 1 may apply refer to **Guide 1**.

12. Other parts of Form 1 completed as part of this application: (eg. Part D, Part I, etc)

PART D

Applicant details

Clearly identify who is making the application. The applicant need **not** be the owner of the land.

When signing and lodging this application

The applicant is responsible for ensuring the information provided is correct. The assessment manager, any referral agency & the Chief Executive (where applicable) will rely on this information when assessing and deciding the application.

If the applicant is a company, a contact person must be shown.

13. Applicant's name:

Ri-Con Development No. 1 Pty Ltd

15. Contact person:

CTPI 49-Sch4

14. Contact number:

07 5447 5633

16. Facsimile number/e-mail address:

07 5447 5833 CTPI 49 @kiddco.com.au

17. Postal address:

PO BOX 262, NOOSA HEADS QLD 4567

18. Signature:

CTPI 49-Sch4

19. Date:

14/09/2007



Land owner's consent (if applicable)

Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the application involves:

- (i) a material change of use;
- (ii) reconfiguration of a lot;
- (iii) work on land below high-water mark & not within a canal as defined under the Coastal Protection and Management Act 1995; or
- (iv) work on rail corridor land defined under the Transport Infrastructure Act 1994.

Section 3.8.1(2)(a) of the IPA provides that landowner's consent is not required for a mobile or temporary ERA.

For more information refer to Guide 1.

20. Land owner's consent to the making of this application:

Name	Signature	Date
(i) Ri-con Development No. 1 P/L	CTPI 49-Sch4	14 Sep 07
(ii) NOOSA SHIRE COUNCIL		14 Sep 07
(iii)		
(iv)		
(v)		

Resource entitlement (if applicable)

Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications that involve a prescribed State resource.

Section 3.2.1(10)(a)(ii) of the IPA prescribes that an application cannot be taken to be properly made without evidence of the resource entitlement.

Advice for completing Q21 & 22

Refer to schedule 10 of the Integrated Planning Regulation 1998 that prescribes the nature of evidence required by the State in support of the lodging of this development application.

Advice for completing Q23

The information in (i) – (v) is mandatory if evidence is required under Q22 (ii) or (iii) above.

The official stamp of the Department of Natural Resources, Mines and Water is mandatory where the application involves any water or riverine quarry material under the Water Act 2000.

Section 3.2.1(5A) allows the resource manager to limit the time the evidence may be used. Q23 (vi) must be completed if the evidence is time limited.

21. Does this application involve a State resource prescribed under a regulation (other than involving quarry material on State coastal land under the Coastal Protection and Management Act 1995)?

- ☒ NO - go to Q24 ☐ YES - go to Q22

22. This application is accompanied by evidence: (tick applicable box)

- ☐ (i) of the allocation of, or entitlement to, the resource – attach evidence and go to Q23(vi)
- ☐ (ii) the chief executive of the department administering the resource is satisfied the development is consistent with an allocation of, or entitlement to, the resource – go to Q23
- ☐ (iii) the chief executive of the department administering the resource is satisfied the development application may proceed in the absence of an allocation of, or entitlement to, the resource – go to Q23

23. Evidence of the resource entitlement:

- (i) Resource entitlement / authority details

- (ii) Name of delegated officer

- (iii) Position of delegated officer

- (iv) Signature of delegated officer

- (v) Date

- (vi) Expiry date of evidence (if applicable)

(vii) Official stamp of the department administering the resource (if applicable)

Assessment triggers

This checklist does not apply if the application requires the completion of Parts A and B of the Form only. It must be completed for all other applications.

24. Is the IDAS Assessment Checklist completed and attached to this application?

- ☐ YES ☒ NO – the assessment manager may refuse to accept this application on the grounds that the application has not been properly made

Plans / drawings / reports

An application should be accompanied by details to support the proposal & enable the assessment manager, referral agencies and any person viewing the application during public scrutiny or public notification to understand the scope of the proposal and any potential impact.

25. Plans/drawings/reports accompanying this application:

Plan / Drawing / Report Number	Title	Date
(i) SEE ATTACHED SCHEDULE		
(ii)		
(iii)		
(iv)		

PLEASE NOTE: The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information required by Part A and any other relevant part of Form 1.

OFFICE USE ONLY (applicable to assessment manager's)

FEE (\$) 8060 DATE RECEIVED 14/9/07 RECEIVING OFFICER'S NAME/CTPI 49-Sch4 REFERENCE NUMBER/S 07/1886

Notification of Engagement of Private Certifier (Optional form)

To _____ Council, I have been engaged as the private certifier for the building work referred to in this application.

Date of engagement: / / Accreditation Number: _____ Name: _____ Signature: _____

Form 1 Development Application

Part A

Item 25 – Plans/drawings/reports accompanying this application.

Proposed Industrial Premises

Cnr. Mary River Road & Lower Mill Road

Cooroy Q 4563

Plan / Drawing / Report Number	Title	Date
Kidd + Co Designers Architectural Drawings		
(i) 0715.SD.101 P1	Site Plan	June 2007
(ii) 0715.SD.201 P2	Floor Plan - Typical	June 2007
(iii) 0715.SD.501 P1	Elevations	June 2007
(iv) 0715.SD.502 P1	Elevations	June 2007

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Form 1 Development Application

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Contaminated land

PART N

Completion of **all questions** on Part N is **mandatory** for all applications involving assessment against the *Environmental Protection Act 1994* when development is proposed on contaminated or potentially contaminated land.

For further information refer to **Guide 5 Contaminated land matters** available free from www.epa.qld.gov.au or the Environmental Protection Agency's (EPA's) information sheets available free from www.epa.qld.gov.au under Ecoaccess/ business and industry. Alternatively, contact the local government.

<p>Nature of the application</p> <p>Exemptions may apply to your proposal. Refer to Guide 5 Contaminated land matters for advice regarding development that is exempt from this assessable development trigger.</p>	<p>1. This application is for: <i>(Tick one (1) or both if applicable)</i></p> <table border="1"> <thead> <tr> <th>Aspect of development</th> <th colspan="2">Type of approval being sought</th> </tr> </thead> <tbody> <tr> <td>☒ Material change of use</td> <td>☐ Preliminary approval</td> <td>☒ Development permit</td> </tr> <tr> <td>☐ Reconfiguring a lot</td> <td>☐ Preliminary approval</td> <td>☐ Development permit</td> </tr> </tbody> </table> <p>2. Does this application require assessment against a planning scheme?</p> <p>☐ NO ☒ YES – <i>complete other relevant parts of the IDAS Application Form 1</i></p>	Aspect of development	Type of approval being sought		☒ Material change of use	☐ Preliminary approval	☒ Development permit	☐ Reconfiguring a lot	☐ Preliminary approval	☐ Development permit
Aspect of development	Type of approval being sought									
☒ Material change of use	☐ Preliminary approval	☒ Development permit								
☐ Reconfiguring a lot	☐ Preliminary approval	☐ Development permit								
<p>The subject land</p>	<p>3. Has an Environmental Management Register (EMR) and/or Contaminated Land Register (CLR) search been conducted for the land the subject of the application?</p> <p>☒ NO ☐ YES – <i>attach results of the search and complete Q4</i></p> <p>4. All or part of the land the subject of the application is:</p> <p>☐ (i) on the EMR or the CLR under the <i>Environmental Protection Act 1994</i>;</p> <p>☐ (ii) used for, or if the land is vacant, was last used for-</p> <p>☐ (a) a notifiable activity</p> <p>☐ (b) an industrial activity and the proposed use is for a child care centre, educational, recreational or residential purpose <i>(including a caretaker residence on industrial land)</i>;</p> <p>☐ (iii) in an area for which an area management advice has been given for natural mineralisation or industrial activity and the proposed use is for child care, educational, recreational or residential purpose <i>(including a caretaker residence on industrial land)</i>;</p> <p>☐ (iv) in an area for which an area management advice has been given for unexploded ordnance.</p>									
<p>Plans and documents</p> <p>For further information about preparing a proposal report, refer to Guide 7 Preparing a proposal report.</p>	<p>5. Confirm, by ticking the applicable box(es), that the following details are provided in plans and written information supporting this application:</p> <p>☒ (i) plans showing where any Notifiable Activity, Hazardous Contaminant, or potentially contaminated activity / activities have occurred on site;</p> <p>☐ (ii) if the application involves a material change of use from an industrial use to a more sensitive use <i>(eg. child care, educational, recreational or residential purposes)</i>, supply a detailed site history outlining previous potentially contaminated uses on the site</p>									

PLEASE NOTE

PART N of Form 1 **cannot** be accepted by the assessment manager unless accompanied by PART A of Form 1.

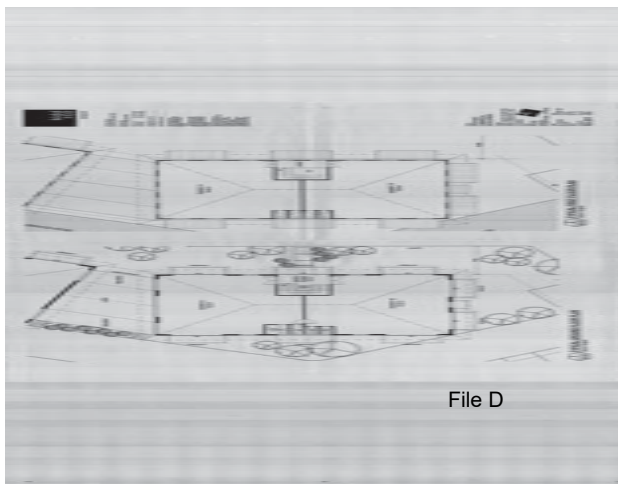
The assessment manager may refuse to accept an application that, at the time of lodgement, fails to provide all applicable information requested by Part A and any other relevant part of Form 1.

OFFICE USE ONLY *(applicable to assessment manager)*

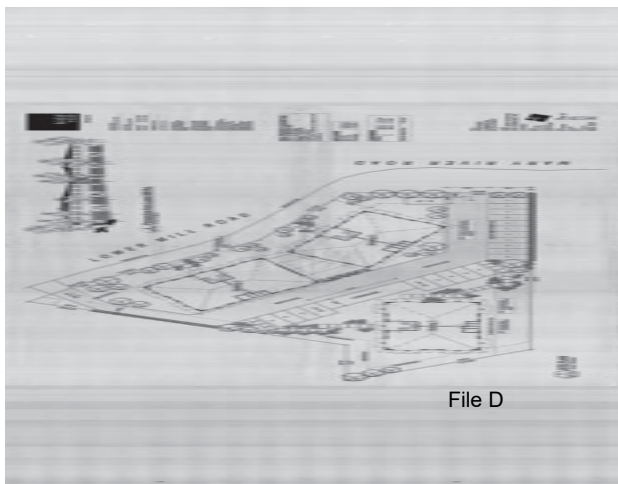
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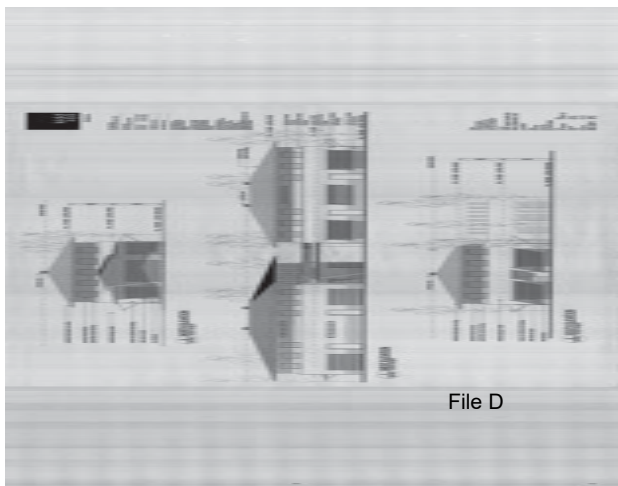
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