

**1. PRE-LODGE MENT MEETING DETAILS**

Application No:	PLM25/0010
Date:	Wednesday, 30 <sup>th</sup> April 2025
Applicant Attendees:	Russell Green – RG Strategic
Council Attendees:	Andrew Gaffney – Senior Development Planner, Matthew Pinese – Development Planner.

**2. PROPERTY INFORMATION**

Street address:	22 Crystal Street, COOROY QLD 4563
Real property description:	Lot 40 on RP32777

**3. PROPOSAL DETAILS**

Proposal Details:	Reconfiguring a Lot (1 Lot into 2 Lots)
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**4. PLANNING SCHEME INFORMATION**

Planning Scheme:	Noosa Plan 2020 ( <i>25<sup>th</sup> September 2020</i> )
Level of Assessment:	Code
Zone:	Low Density Residential
Precinct:	Not applicable
Local Plan Area:	Cooroy
Overlays:	<u>Biodiversity, Waterways and Wetlands Overlay</u> <ul style="list-style-type: none"> <li>• Protected Vegetation Overlay Area</li> </ul> <u>Regional Infrastructure Overlay</u> <ul style="list-style-type: none"> <li>• Water Resource Catchment</li> <li>• Water Supply Buffer Area</li> </ul>

**5. SUPPORTING INFORMATION (PROVIDED BY THE APPLICANT)**

<i>Plan No.</i>	<i>Rev.</i>	<i>Plan/Document Name</i>	<i>Date</i>
A01	A	Proposed Lot Layout	21.03.2025

## 6. ITEMS IDENTIFIED BY THE APPLICANT FOR DISCUSSION

### *Key Issues*

- |    |   |
|----|---|
| 1. | Support in principle for the reconfiguration of the site into two lots under a battle axe configuration                           |
| 2. | Consideration of frontage width and access handle compliance with the planning scheme   |
| 3. | Council's position on managing the existing sewer main, including easement requirements and any offsets for future building works |
| 4. | Establishment of lawful point of discharge to rear of property  |
| 5. | Any additional site-specific issues Council would require us to address prior to lodging a development application.               |

## 7. ADVICE & INFORMATION

### *Development Planners - Comments*

The submitted Proposed Lot Layout referenced A01 Rev A prepared by RG Strategic dated 21 March 2025, includes lot sizes and dimensions that appear to comply with *Table 9.5.1.4 Minimum lot size and dimensions* of the Reconfiguring a Lot Code.

It is noted that to achieve the required width of 4.5m for the proposed access strip, the existing dwelling on the property would need to be demolished/removed.

The proposal would need to demonstrate how the development contributes to efficient use of land and infrastructure. Specifically, how the development minimises the detrimental impacts of effluent disposal or storm water runoff.

The subject land is located within a Water Resource Catchment and Water Supply Buffer Area, as shown on the Regional Infrastructure Overlay Map. Any application would be required to address the relevant provisions of this code which may impact the applicability of advancing an application for reconfiguration.

There is an existing gravity sewer main, which has an alignment that runs diagonally through the rear portion of the site. Any application for subdivision would be required to demonstrate how the new rear lot contributes to efficient use of land and protects this existing infrastructure. As the alignment of this sewer main may affect the siting of a future dwelling on the proposed rear lot, it must be demonstrated how the size and shape of this constrained lot can accommodate the land uses intended by the zone.

### *Coordinator Development Engineering - Comments*

Lot falls away from the street. The application would be required to demonstrate how a lawful point of discharge to the street is achieved for the proposed rear lot. Furthermore, the applicant would need to demonstrate how the rear lot would be serviced by the gravity sewer main.

### *Senior Environment Officer - Comments*

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Any application would need to demonstrate how it retains and enhances existing mature trees on site and within the road reserve.

## 8. MANDATORY TECHNICAL REPORTS AND INFORMATION TO BE PROVIDED WITH APPLICATION MATERIAL

Should an application be lodged for this proposal, the following technical documentation must be provided upon lodgement:

- Town Planning Report
- Subdivision Proposal Plan – drawn to scale
- Stormwater Management Plan
- Preliminary Services Plan

Should any of the above technical documents not be provided with the application material, the application may be deemed to be Not Properly Made.

Council's website includes information on how to prepare a well-made application, this information can be accessed at the following link:

[www.noosa.qld.gov.au/downloads/file/2752/how-to-prepare-a-well-made-application](http://www.noosa.qld.gov.au/downloads/file/2752/how-to-prepare-a-well-made-application)

## 9. EXTENT OF PRELODGE MENT ASSESSMENT

The meeting has addressed the key issues/matters that have been identified by the applicant on the development assessment enquiry form. This document is a record of prelodgement discussions and will not be made available for public viewing. Prelodgement discussions are conducted to explore development options and requirements, identify issues and provide guidance to prospective applicants about Council's policies for development. The recorded discussion items and outcomes in no way imply or commit to an approval of the proposal on the part of Council or Council officers, nor guarantee that all potential issues associated with a development proposal have been raised / identified. When a formal development application is lodged, the proposal will be assessed on its planning merits in accordance with Council's policy framework existing at the time of the assessment.

## 10. RIGHT OF REPLY

Should the applicant disagree with any of the above notes, a request to amend the notes can be made within five (5) business days of receipt of the document. Any request for amended notes will be reviewed by Council, and should Council agree to changes, amended notes will be issued within ten (10) business days of receipt of the request.

## 11. INFRASTRUCTURE CHARGES

A request for written advice for an Infrastructure Charges Contribution Estimate relevant to your proposal may be obtained for a fee. You can request further details by emailing: [ic@noosa.qld.gov.au](mailto:ic@noosa.qld.gov.au)

## 12. FURTHER ADVICE TO BE SOUGHT

### State Assessment and Referral Agency (SARA)

Where an application is required to be referred to the State government as a concurrence or referral agency council recommends early discussions with those agencies to minimise the state assessment period and potential delays relating to providing responses to their information requests.

### Unitywater and other Agencies

You are advised to contact Unitywater and any relevant Queensland Government Agencies for their specific requirements in respect of your proposal.

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Yours faithfully,

A handwritten signature in black ink, appearing to read 'M. Pinese', written in a cursive style.

Matthew Pinese

Development Planner