

NOOSA PLANNING SCHEME POLICY 1— INFORMATION COUNCIL MAY REQUEST

1. When Council may request information

- 1.1 Without limiting its discretion under section 3.3.6 of the *Integrated Planning Act (IPA)*, Council may request information about an application in any circumstances Council determines including if the application proposes development—
- a) involving development in the Rural Zone or within an area identified as Agricultural Land Conservation Areas on Overlay Maps OM1.5—OM9.5; or
 - b) involving works that may disturb Potential Acid Sulfate Soils or remove groundwater within a High or Low Potential Acid Sulfate Area shown on Overlay Maps OM1.4—OM9.4; or
 - c) within Water Supply Catchment Areas identified on Overlay Maps OM1.5 and OM3.5;
 - d) within an area identified as Bushfire Hazard Area on Overlay Maps OM1.4—OM9.4;
 - e) within an area identified as Landslide Hazard Potential on Overlay Maps OM1.3—OM9.3;
 - f) within an area identified as Flood Hazard Area on Overlay Maps OM1.3—OM9.3 or for which the Water Sensitive Design Code is an applicable code or that may require special management of stormwater on or off-site;
 - g) within an area identified as Potential Extractive Resource Influence shown on Overlay Maps OM1.5.—OM9.5;
 - h) involving land identified as a Heritage Site or Character Area on the Heritage Overlay Maps OM1.2—OM9.2
 - i) involving Aquaculture;
 - j) involving more than 1 vehicular access point, more than 20 carparking spaces, access within 50m of an intersection or accessing onto a road other than a local road;
 - k) for which the Landscaping Code is an applicable Code;
 - l) involving Transport Use Type 5 or Transport Use Type 6;
 - m) involving Service and Utility Use Type 3;
 - n) that is Material change of use or reconfiguring a lot on premises outside of a sewerage service area;
 - o) on premises that may have one or more of the following ecological features—
 - i native vegetation (remnant and/or regrowth);
 - ii the potential to support rare, threatened, migratory or other significant species¹;

¹ Refer to the report “Fauna and its Associated Biodiversity Values in Noosa Shire”

- iii in or adjacent to a protected estate (a national park, conservation park, state forest, etc.);
 - iv within a water supply catchment area or in close proximity to a stream, river wetland or waterway;
 - v the site is considered part of a critical habitat area or a linkage in a vegetation/wildlife corridor; or
- p) within a gas pipeline easement/buffer area identified on Overlay Maps OM3.5 or 5.5.

2. Information Council may request

2.1 Without limiting its discretion under section 3.3.6 of the *IPA*, Council may request any information it considers necessary including the following—

Development within the Rural Zone or development within an area identified as Agricultural Land Conservation Area on Overlay Maps OM1.5—OM9.5

- a) An agricultural land report prepared by a suitably qualified person in accordance with Section 6 of the *Planning Guidelines: The Identification of Good Quality Agricultural Land*; and
- b) An Agricultural Economics report prepared by a suitably qualified person detailing the long-term viability of the land having regard to—
 - i a range of crop types;
 - ii a range of market conditions; and
 - iii the range of expected climatic conditions; and
 - iv proposed water supply; and
 - v sufficient area for proposed crops, a *dwelling unit* and ancillary buildings and uses; and
- c) A site specific assessment prepared in accordance with Section 3 of the *Planning Guidelines: Separating Agricultural and Residential Land Uses* (DLGP).

Development that may disturb known or potential acid sulfate soil or remove groundwater within a High Potential Acid Sulfate Area or Low Potential Acid Sulfate Area shown on Overlay Maps OM1.4—OM9.4²;

- a) If proposing the excavation or removal of material—
 - i a report on the Identification and Investigation of Acid Sulfate Soils prepared in accordance with Part 6 of the *State Planning Policy 2/02 Guideline: Planning and Managing Development involving Acid Sulfate Soils*; and
 - ii a report on the level and method of treatment of any identified affected areas prepared in accordance with Part 9 of the *State Planning Policy 2/02 Guideline: Planning and Managing Development involving Acid Sulfate Soils*;

² Map 17.2 in *Acid Sulphate (sic) Soils in the Noosa River Catchment*, Noosa Council, Smith, Bush and Sammut, June 2002, provides broad scale mapping of probability of acid sulfate soils.

- b) If proposing development that permanently or temporarily removes groundwater—
 - i a report investigating groundwater prepared in accordance with Part 7 of the *State Planning Policy 2/02 Guideline: Planning and Managing Development involving Acid Sulfate Soils*; and
 - ii a report on the level and method of treatment prepared in accordance with Part 10 of the *State Planning Policy 2/02 Guideline: Planning and Managing Development involving Acid Sulfate Soils*;
- c) If proposing filling—
 - i a report on the Identification and Investigation of Acid Sulfate Soils prepared in accordance with Part 8 of the *State Planning Policy 2/02 Guideline: Planning and Managing Development involving Acid Sulfate Soils*; and
 - ii a report on the level and method of treatment of any identified affected areas prepared in accordance with Parts 9 and 10 of the *State Planning Policy 2/02 Guideline: Planning and Managing Development involving Acid Sulfate Soils*.

Development within a Water Supply Catchment Area shown on Overlay Maps OM1.5 and OM3.5

- a) A report detailing potential impacts and proposed measures to mitigate potential impacts of the proposal on the water quality or quantity received by Lake Macdonald or Cedar Pocket dam including—erosion, sedimentation, turbidity, nutrient loading, herbicides, pesticides and fungicides; and
- b) If the proposed development would be visible from Lake Macdonald or its foreshores—a report detailing potential impacts on the visual amenity of Lake Macdonald, its foreshores and surrounds and proposed measures to mitigate those impacts.

Development within an area identified as Bushfire Hazard Area on Overlay Maps OM1.4—OM9.4

- a) A site specific assessment of bushfire risk prepared in accordance with Appendix 3 of the *State Planning Policy 1/03 Guideline: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*; and
- b) A Bushfire Management Plan prepared in accordance with Appendix 8 of the *State Planning Policy 1/03 Guideline: Mitigating the Adverse Impacts of Flood, Bushfire and Landslide*.

Development within an area identified as Landslide Hazard Potential on Overlay Maps OM1.3—OM9.3

- a) A site specific geo-technical analysis prepared by a registered professional engineer—
 - i identifying any potential stability and associated problems including—
 - long-term stability of the site; and
 - any potential adverse effects by landslides originating on sloping land above the site;
 - long-term stability of the proposed development; and
 - access to the site in the event of a landslip; and
 - ii detailing proposed methods of addressing any identified potential stability and associated problems.

Development within an area identified as Flood Hazard Area on Overlay Maps OM1.3—OM9.3 or for which the Water Sensitive Design Code is an applicable Code or that may require special management of stormwater on or off-site

- a) A stormwater management plan prepared by a suitably qualified engineer detailing the following points as relevant to the application—
 - i extent of catchment;
 - ii point of discharge;
 - iii water quality objectives for both construction and operational stages;
 - iv details of proposed drainage system and any stormwater quality management systems;
 - v details of any easements or reserves required for the stormwater design
 - vi details of detention/retention storages; and
 - vii details of any proposed stormwater recycling schemes.

Development within an Area of Potential Extractive Resource Influence shown on Overlay Maps OM1.5—OM9.5

- a) A report detailing—
 - i proximity of the proposal to the resource, buffer areas and existing or potential haul routes;
 - ii likely impacts of the proposal on existing and potential use of the extractive resource and haul routes; and
 - iii measures available or proposed to mitigate any identified likely adverse impacts, including topographic or other buffers.

Land identified as a Heritage Site or Character Area on the Heritage Overlay Maps OM1.2—OM9.2

- a) A Heritage Report prepared by a suitably qualified heritage consultant detailing—
 - i for *heritage sites*, the extent to which the proposal would affect the cultural heritage significance of the *heritage site*, having regard to assessment criteria a) to h) of the Environmental Protection Agency's Guidelines for Cultural Heritage Management;
 - ii for *heritage sites*, measures proposed to conserve and protect the cultural heritage significance of the site;
 - iii for *character areas*, the extent to which the proposal would affect the valued streetscape character and amenity of the *character area*;
 - iv for *character areas*, measures proposed to complement the valued streetscape character and amenity of the *character building* and *character area*;
 - v for *character areas*, whether or not any building affected by the proposal is assessed to be a *character building*; and
- b) An assessment prepared by a suitably qualified structural engineer which demonstrates that the building or structure is structurally unsound and no capable of economic repair.

Development involving Aquaculture

- a) A site plan to scale showing location of—
 - i vehicle access, carparking and loading areas;
 - ii setback to buildings, dams, waste disposal areas, site boundaries and watercourses;
 - iii ponds, holding dams and settling ponds;
 - iv any effluent disposal area on the site; and
 - v storage and disposal of wastes;

- b) Access/Traffic
 - i provide details relating to the number and size of vehicles that would enter and exit the site each day;

- c) Environmental Issues—
 - i specify potential for erosion or sedimentation as a consequence of works;
 - ii description of potential sources of noise;
 - iii if the site is located in the Noosa River Catchment provide information relating to the presence of acid sulphate soils or the potential for acid sulphate soils;
 - iv if any vegetation is to be removed describe the number and type of species;

- d) Pond design including—
 - i size, shape, batters, vegetation, water inlets and outlets or overflow structures;
 - ii extent of earthworks required;
 - iii proposed treatment of pond walls; and
 - iv ability of proposed ponds to hold water.

Note: certification by a geotechnical engineer for the constructed earthworks (bunds) may be required.

Development involving—

- **more than 1 vehicular access point; or**
 - **more than 20 carparking spaces; or**
 - **an access point within 50m of an intersection; or**
 - **access onto a road other than a local street or neighbourhood collector street:**
- a) A suitably qualified and experienced traffic engineer must undertake detailed Transport Impact Assessment Reports. Suitably qualified and experienced civil engineer or civil designer may undertake access and road design components;

- b) Issues to be addressed in the Transport Impact Assessment Reports include—
- i potential impacts on the operation of the adjacent road network or transport network, and identify ways in which the potential impacts can be minimised. The Report must also deal with the impact of traffic from the development on the amenity of existing or planned residential communities;
 - ii the transport impacts of developments with traffic movements on any section of the road hierarchy, other than local streets, that will mean;
 - that the planned capacity (peak half hour) of the road or pathway or intersections will be exceeded, or
 - an increase in peak half hour or daily movements by more than 5% on the road and pathways network or any one approach of an intersection,
 - iii the impacts of the overall development for an area, where the subject development is part of an overall development of an area. The report should identify the contribution of the individual component to the total impacts at the various stages of the overall development;
 - iv the impact of the proposed development based on traffic operations at time of opening of the development, and based on traffic operations ten years from the anticipated date of completion. Assessments of future traffic operations must separately assess the impact of the development with the existing transport infrastructure, and with planned future infrastructure;
 - v ameliorative works that are necessary as a consequence of the proposed development, and the extent of any equitable contribution that the proposed development must make to infrastructure upgrading planned or proposed by Council or relevant State Government Agencies;
 - vi seasonal variations including analysis of traffic during both the am and pm peak periods. Generally, design traffic volumes will be assessed on the basis of traffic during the 80th highest hour in the year. New developments must be assumed to be operating at the 85 percentile with respect to traffic generation.
 - vii safety considerations, degrees of saturation, queue lengths, delays, and the effects of interaction with adjacent intersections. Reports must be supported by statements of the data relied upon, assumptions made and the output of all relevant analyses. New traffic facilities must be designed to operate at Level of Service “C”, in Austroads Guide to traffic Engineering Practice;
 - viii any effects on public transport, traffic operations and parking, of any temporary works required during construction must also be assessed;
 - ix Travel Reduction Plans and specific measures to ensure the proposal will contribute to encouraging walking, cycling and greater use of public transport in preference to using private cars. This includes a workplace travel plan, and a description of proposed bicycle parking and other facilities for walkers and cyclists;
 - x detail of how provision for ingress or egress from the site will be adequate and is located appropriately according to the road hierarchy;
 - xi detail of how community transport stops, interchanges, routes and associated facilities are provided to service the site;
 - xii on-site arrangements, particularly in respect of traffic, pedestrian and cyclist circulation, and the requirements for public transport facilities. It must include proposals to provide convenient and safe pedestrian and cyclist facilities for access from existing and proposed public transport facilities, from existing and proposed pedestrian and bikeway networks, and from public areas. It must explain how the proposed pathway network encourages walking and cycling;

- xiii other on-site arrangements including details of the proposed internal maneuvering, parking and loading facilities;
- xiv details of the bicycle parking and terminal facilities, and the proposed pedestrian facilities to be provided;
- xv an assessment of noise emanating from roads adjoining the development, describe the noise attenuation infrastructure to be provided within the development, and show how that infrastructure achieves the necessary attenuation. The infrastructure to be designed cognisant of the security provided to users of pathways adjacent to the development that is provided by the pathway being visible from the development. Attenuation to be at no cost to Council;
- xvi all sketch plans for design approvals must be based on surveys showing all relevant features and drawn to scale. For developments of greater than 100 lots or residential dwellings, the Report must be accompanied by plans showing the proposed road hierarchy, the proposed pedestrian and cyclist network, and how these integrate with the Noosa road and pathways hierarchy, and the public transport system; and
- xvii Any other relevant information requested by Council.

Development for which the Landscaping Code is an applicable Code

- a) A Landscape Plan prepared by a suitably qualified landscape architect or landscape designer, drawn to scale and setting out the following details—
 - i an assessment of whether or not the premises contains any Undesirable Plant species identified in Table 6.1 of PSP3 Landscaping Plants and if the assessment identifies any undesirable plant species on the premises, an environmental management plan or property pest management plan that identifies measures to prevent, control and contain their spread.
 - ii the location, size and species of existing trees;
 - iii trees proposed to be retained and necessary protective measures;
 - iv trees proposed to be removed;
 - v the existing contours;
 - vi the finished surface levels;
 - vii existing soil type and moisture conditions;
 - viii details of existing underground and overhead services including water, electricity, gas, telephone, sewer, stormwater, manhole covers, sewer vents, grease traps, drainage pits and overhead power lines;
 - ix details of temporary protective drainage and slope stabilisation measures;
 - x details of protective fencing to be installed around the *dripline* of any vegetation that will to be retained on the site;
 - xi planting schedule of vegetation proposed to be planted and maintained, including botanical and common name of plant species, number of plants of each species to be used, details of the minimum size at planting, spacing of plants, and estimated tree canopy spread;
 - xii proposed method of preparation and mulching of planting beds;
 - xiii proposed surface and edging treatments;
 - xiv proposed methods of drainage; and

- xv any proposed structures, including retaining walls, fences, pools, water features, furniture, recreation facilities and irrigation systems.

Development involving Transport Use Type 5 or Transport Use Type 6

- a) Plans accompanying the application are to comprise—
 - i four copies of the site plan, which accurately shows the length of the water frontage, the angle of the side boundaries of the adjoining land, any existing improvements on the waterfront, and the location of the proposed works in relation to adjoining land; and
 - ii four copies of the plans of the proposed works showing dimensions, full construction details, proposed materials and colours, high water mark, low water mark, depth of water at low tide (LWST) at the head of the jetty and at the revetment, and type of in-situ material in the bed or banks of the watercourse.

Development involving Service and Utility Use Type 3

- a) Information to accompany the application should include—
 - i Any identified impacts upon vegetation, the distinct character of towns, villages or rural areas of the Shire;
 - ii Details of any visual scarring or the degradation of views or vistas from the major road network;
 - iii Details of proposed alterations to key landform or landscape character such that they become dominated by the facility;
 - iv Details of any impacts on views to or from waterways, beaches or riparian corridors;
 - v Details of proposed measures to mitigate any negative impacts including proposed colours and design initiatives that minimise the visual impact of the proposed facility;
 - vi A site control plan or environmental management plan that seeks to minimise disturbances;
 - vii Description of the proposal facility including the frequency of servicing and amount of traffic to be generated; and
 - viii Grounds for the need for the facility in the proposed location and the estimated area of coverage. A network plan showing existing and desired future coverage for the whole Noosa region should be included.

Material change of use or reconfiguring a lot on premises outside of a sewerage service area

- a) Information to accompany the application should demonstrate the capacity of the subject or proposed lot(s) to accommodate an appropriate on-site sewerage treatment facility including land for the disposal of treated effluent having regard to—
 - i Land slope;
 - ii Soil type;
 - iii Vegetation;
 - iv Surface and groundwater;

- v Nearby sensitive uses; and
- vi Flood prone land.

Development on land that may have ecological features

Details of information that may be requested is contained in PSP18 - Ecological Assessment Guidelines.

Development within a gas pipeline easement/buffer area identified on Overlay Maps OM3.5 or 5.5

Letter from the gas pipeliner/easement holder³ advising—

- a) whether the development and its location is satisfactory in relation to the proposed gas pipeline; and
- b) any requirements they may have with respect to the development and the proposed gas pipeline.

3. General Application Requirements

Applicants are encouraged to discuss proposals with Land Use and Land Development Section staff prior to lodgement and all applications should include the following—

- a) IDAS application forms;
- b) Checklist for referrals under IDAS;
- c) Relevant application fees;
- d) A Site Plan (6 copies) indicating—
 - i The location and depth of existing services including water, sewerage and stormwater; and
 - ii The surface levels of the lot and nearby areas; and
 - iii The proposed locations of buildings, access driveways, landscaped areas, carparking and fencing.

³ Energex is currently the gas pipeliner and easement holder for this proposed gas pipeline

- e) Elevations of the building(s) showing height, external building materials, colours, any proposed signage and external lighting (6 copies to scale);
- f) Internal layout of buildings identifying rooms; and
- g) A written description of the proposal, including details of the proposed hours of operation and number of employees; and
- h) A site analysis plan.

POLICY HISTORY:

PSP1 was adopted by Council on 3 November 2005 and took effect 3 February 2006