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Our Reference: 2009/56-00017
Your Reference:

14 December 2009

Green Harvest Organic Gardening Supplies Pty Ltd
PO Box 234
COOROY QLD 4563

Dear Sir/ Madam

Information Request *Integrated Planning Act 1997*

I refer to your application and wish to advise that we require further information to satisfactorily assess the proposal. Please provide SEVEN (7) copies of all information to be supplied, including SEVEN (7) A3 sets of plans and a CD copy.

1 APPLICATION DETAILS

Application No: 2009/56-00017
Proposal: Material Change of Use to Establish a Shop & Garden Centre and Operational Works and Preliminary Building Works
Street address: 291 Maleny- Kenilworth Road, Witta
Real property description: Lot 1 RP171324 & Easement D & E SP130293
Planning Scheme: Caloundra City Plan 2004

2 INFORMATION REQUIRED

The information requested is set out below:

ENVIRONMENTAL ENGINEERING

- 1 Prepare an Integrated Water Management Plan for the site demonstrating with a high level of confidence that the proposed use for the site can be self sufficient for water supply. A water balance model using a monthly time step (minimum) and 50 years of rainfall data (minimum) is required to demonstrate this. Submit a detailed report and an electronic copy of the water balance model for review by Council.

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- 2 The submitted plans do not adequately demonstrate that the proposal complies with stormwater quality or quantity aspects of the Stormwater Management Code. In order for you to adequately demonstrate that the design of the proposal complies, provide a Stormwater Management Plan (SWMP) prepared in accordance with Council's Development Design Planning Scheme Policy (DDPSP). The SWMP must demonstrate that the proposed layout and design of the site and drainage system can incorporate suitably acceptable and viable stormwater quality treatment systems to achieve best practice load based reduction targets and that stormwater quantity can be adequately managed to achieve no worsening in peak discharge for all events up to the 100 year ARI event. This report is to be prepared by a suitably qualified person in accordance with Council's DDPSP, and other suitably acceptable guidelines (eg QUDM, WSUD Technical Design Guidelines for SEQ). A revised development layout and operational works drawings are to be provided in conjunction with the SWMP demonstrating how the treatment systems are integrated within the development layout.

ENGINEERING

- 3 Provide a dimensioned parking space for the SRV in accordance with Table 9.11 of the Parking and Access Code.
- 4 Provide a cross section to demonstrate that vertical clearance for the SRV in the loading bay complies with Table 9.11 of the Parking and Access Code.
- 5 The existing swept path does not detail the base dimension nor the manoeuvring clearances required by AS2890.1 and needs to be revised. Provide a detailed access and swept path analysis on an engineering design drawing, either by using manoeuvring templates or by using a computer-aided program (e.g. "Autotrack" or equivalent) to demonstrate how the site layout will adequately permit an SRV to manoeuvre on site clear of buildings, parking spaces, landscaping and be able to enter and exit the site in a forward direction. Note that the swept path must be in accordance with Appendix B3 of AS2890.1 in terms of demonstrating both base dimension as well as manoeuvring clearances (an inner and outer pair of unbroken lines).
- 6 Demonstrate that the dimensions for the disabled spaces are in accordance with the recently published AS2890.6.
- 7 Clarify the disabled car park dimensions shown on engineering drawing C2144E B as they seem to refer to nothing.
- 8 Provide a legend for the engineering drawings so as to be consistent with professional engineering standards.
- 9 Provide details on the proposed stormwater pipes that are consistent with professional engineering standards (eg longitudinal sections, hgl etc.).
- 10 Provide details on the rock retaining walls that are consistent with professional engineering standards (eg heights, widths, construction etc.).

ENVIRONMENT

- 11 It is likely that operation of the site will have impacts on the amenity of the adjacent residential dwellings by way of noise and possibly odour from composted materials. Demonstrate that proposal is in accordance with the City Plan 2004 Nuisance Code.

- 12 Demonstrate how refuse will be managed and otherwise identify the type of bins proposed for all waste streams, bin storage areas, and servicing of bins. Guidance on City Plan refuse management requirements can be found in Council's Development Design Planning Scheme Policy (section 2.6).
- 13 The QLD Plumbing & Drainage Code requires a 2m boundary clearance for the waste water application area for secondary treated effluent. The proposed plan proposes approximately 1m clearance from the northern boundary. Provide a revised plan which shows compliance with the QLD plumbing and Drainage Code requirements.

LANDSCAPE

- 14 Provide a landscape plans that indicate the location of street trees along Maleny-Kenilworth Road in accordance with Specific Outcome 031 and 033 of the Business Code. It is recommended that such street trees should be spaced 10 metres apart;
- 15 Provide landscape plans that demonstrate the inclusion of sufficient buffering to the north eastern boundary within Easement A in accordance with Specific Outcome 032 of the business Code;
- 16 Demonstrate on the landscaping plans how sufficient screening of the car parking area from the adjoining lots to the south east in accordance with Specific Outcome 012 of the Parking and Access Code is proposed to be undertaken.

Under the provisions of the *Integrated Planning Act 1997*, you have three options available in response to this Information Request. You may give the assessment manager (in this instance Council) and each referral agency (if any):

1. all of the information requested; or
2. part of the information requested together with a letter asking the assessment manager and each referral agency to proceed with the assessment of the application; or
3. a letter:
 - (i) stating that you do not intend to supply any of the information requested; and
 - (ii) asking the assessment manager and each referral agency to proceed with the assessment of the application.

Please be aware that under Section 3.2.12 of the *Integrated Planning Act 1997*, the applicant is to respond to any information request within 12 months of the request or otherwise, the application lapses.


A response to the above is required to be submitted, prior to further assessment of the application. If any further matters arise as part of assessment of this application, you will be advised accordingly.

Council prefers that all the information requested be submitted as one package. A preliminary assessment only of the application has been undertaken and during the formal decision stage, or as a result of public exhibition, other matters may arise.

You may wish to follow the progress of this application online at www.sunshinecoast.qld.gov.au . The "PD Online" page can be accessed via "Quick Links" on the left hand side of the screen. A disclaimer will appear; upon clicking "agree", a search for a development application or property addressed can be carried out.

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

Yours faithfully



Nadine Kirley
DEVELOPMENT PLANNER – PLANNING ASSESSMENT