

62 Lake Macdonald Dr, Cooroy – Remediation and Subdivision of Council-owned Land

Frequently Asked Questions

What has Council decided?

Council approved a revised subdivision layout at its meeting on 23 January 2025, in response to resident concerns raised during consultation.

Council is proposing to subdivide Lot 105 SP118458 being 62 Lake Macdonald Drive, Cooroy. This involves creating a one-hectare lot for longer term cemetery expansion and creating three new lots separated by open space and accessed by a proposed new road.

The proposed lot layout is provided via the following link to the [Revised subdivision plan](#). The proposed subdivision still requires a development permit for reconfiguring a lot, and requires infrastructure works, all subject to development applications.

The lowest lot, closest to Lake Macdonald Drive (Lot 1) will be sold to a community housing provider (Coast2Bay Housing) who are proposing to build 25 community housing units. Under Noosa Plan 2020 proposed amendments, multiple dwellings on the site will be subject to an impact assessable application.

Council is still considering the future uses of the remaining 2 sites (Lots 2 and 3) and a decision will be based on community need and further consultation with the Noosa Shire community.

Why is Council proposing development on Council owned land?

Noosa Shire is gripped by a housing crisis which is having significant social and economic impact on our community. Many of the Shire's residents have unmet housing needs and are not able to secure permanent housing through mainstream real estate avenues.

Council is committed to being part of the housing solution by reviewing its own land holdings and identifying well serviced urban land that could contribute to social and affordable housing, through partnerships with housing providers and other levels of government. More on Council's approach to Housing can be found in Councils Housing Strategy linked here <https://www.noosa.qld.gov.au/housing-strategies>.

Why does the site need to be remediated?

While the lot is generally free from natural hazards, prior to Council acquiring the land, the site was used as a landfill and a night soil disposal area in the 1950s/60s. The extent of this contamination was identified in 2023 when preliminary contamination testing was undertaken.

Council has been advised the site needs to be fully remediated for future residential and cemetery uses to occur.

Council has resolved to remediate the entire site to remove risk, to allow for a full range of future uses, and to reduce ongoing maintenance costs.

What's involved with remediation of the site?

Extensive assessment of contamination on the site has now been carried out by a qualified and experienced environmental consultant. Site remediation is highly regulated and will be overseen by a qualified environmental auditor to ensure regulatory compliance and site safety. Soil screening will be used where possible to reduce disposal costs and to retain as much soil onsite as possible. Contaminated soil needing to be removed will be taken to licenced landfill sites as per appropriate permits. Native trees will be retained where possible during this process while still satisfying decontamination regulations.

When will the remediation works start and how long will it take?

Remediation works are estimated to start in June/July 2025 and finish in July/August 2025. Further updates will be provided once exact timings are known. Note these timeframes are indicative and are subject to change.

What measures will be in place to protect residents during remediation?

Comprehensive safety processes will be in place during the works to ensure resident and worker safety with all remediation work supervised by a highly qualified and experienced environmental consultant and overseen by an environmental auditor.

Safety measures include using highly qualified and experienced professionals and using on-site measures such as using water damping as needed across the site, covering loads during transport and undertaking air monitoring and testing.

When will the subdivision works start and how long will it take?

Subdivision works are estimated to start in July/August 2025 and finish in October/December 2025. Note these timeframes are indicative and are subject to change

What happens to the vegetation on site?

The exotic plantation pine trees and a few native trees will be harvested as part of remediation works on the site. This will be done with wildlife spotters to minimise any risk, and sediment and erosion control measures will be in place to ensure that sediment does not leave the site.

Planting of selected native trees and shrubs will be used to enhance amenity, privacy, and ecological value of the site.

Who are Coast2Bay and what do they do?

Coast2Bay Housing is a Registered Charity and a well-regarded Tier-1 Registered Community Housing Provider. They have a reputation for providing and maintaining/managing quality housing products with a well-established interest in Noosa Shire.

What building designs will be used?

Coast2Bay have engaged a local well-regarded firm Hollindale Mainwaring Architecture to do the building design.

Who will be living here?

The future residents of the community housing proposed by Coast2Bay would likely be people from within or near the area with existing connections to Noosa Shire.

How will traffic get in and out of the site?

An upgrade to the intersection of Lake Macdonald Drive, Dianella Court and Wilgee Court is proposed to accommodate future access to the site and to ensure the intersection is safe. A new road will be constructed to the site from the start of Dianella Court, with landscaping provided to buffer existing houses.

How is stormwater being managed on the site?

A [stormwater management plan](#) and [sediment and erosion control plan](#) have been designed by a hydraulic engineer so there would be a non-worsening of overland flow at the site boundaries, which means there will not be any adverse impacts on surrounding properties.

Proposed Lots 1 and 2 and the new road stormwater will be captured and treated naturally in a bioretention basin located near Lake Macdonald Drive. Any development on proposed Lot 3 will need to treat their own water, to be discharged into the nearby drainage reserve.

The site drainage will be addressed by an onsite road drainage system and bio-retention basin supported by an engineered stormwater management plan.

How much open space is being provided on the site?

Open space is being provided between lots of approximately 2500sqm, being a 20m x 49m wide open space buffer between Lots 1 and 2, and a 20m x 70m approx. open space buffer between Lots 2 and 3.

Further information can be found on the Noosa Council website. <https://www.noosa.qld.gov.au/housing-projects>