

To: Assessment Manager - Noosa Shire Council

Date: *.. /07/2025

By Email: mail@noosa.qld.gov.au (or by letter to PO Box 141 Tewantin Qld 4565)

RE: Application Number **MCU24/0070 and RAL 24/0007**

Description: Development Application by Fabcot PTY Ltd for a Woolworths Shopping Centre and adjoining Residential Aged Care Facility

Site Address: 125 Myall Street Cooroy QLD 4563 on Lot 4 SP 248479 (Property ID 153737)

To whom it may concern,

I make the following submission to Council and request the abovementioned application be recommended for refusal on the following grounds:

1. The proposed development significantly conflicts with the *Noosa Planning Scheme 2020* and its land use intent for the Noosa hinterland's 'Rural Zone' and water supply catchment area.
2. The supermarket proposed by Woolworths would be the largest in Noosa Shire and represents a substantial expansion of Cooroy's commercial precincts, thereby further dispersing and fragmenting its centre of commerce.
3. Establishing a significant new supermarket with associated retail outlets (separate to the Cooroy District Centre) would adversely impact existing businesses which rely on foot traffic from customers who currently enjoy the character of Cooroy's village shopping atmosphere.
4. A development of this scale, on this site, can only exacerbate existing traffic problems at the Myall Street & Elm Street intersection. An expansive new retail hub on the outskirts of town will require significant vehicle numbers to traverse a substandard and dangerous intersection where frequent accidents and near misses occur, under existing traffic pressure.
5. The Applicant has failed to demonstrate sufficient grounds exist to overcome its conflicts with the *Noosa Plan*. The application failed to prove an overriding economic or community need for the proposal in the public interest, which would outweigh these conflicts.
6. The Applicant has failed to illustrate how a decentralised shopping centre is an appropriate outcome for the site, which is specifically zoned for 'Community Facilities' (Aged Care).
7. The application's excessive scale and 'use' conflicts with the Noosa Plan's *Strategic Intent* 3.2.6 for a diverse and resilient economy, and conflicts with Strategic Outcome 3.3.5 which states:
"The Cooroy District Centre serves as the main activity centre for the communities of Cooroy and other outlying hinterland villages"
8. The proposed development would adversely impact the amenity of the area and has significant conflicts with the following *Noosa Planning Scheme* provisions:
3.3.6 Transport and Movement; 6.4.2 District Centre Zone Code; 6.8.1 Community Facilities Zone Code; 7.2.2 Cooroy Local Plan Code, and the 9.4.7 Transport Code.

Yours Sincerely,

Submitter Name: * _____ (Signature not required for submissions lodged electronically)

Address: * _____ **Postcode:** * _____

Email address: (optional)