

JENSEN Kristen

From: MONTEITH Roly
Sent: Tuesday, 23 February 2016 1:17 PM
To: HALLS Matthew; GRANT Renee
Cc: JENSEN Kristen; MODINI Howard
Subject: FW: Review of Valuation for part of Lot 5 C56022, Maple Street Cooroy.

Hi Matt and Renee,
Re: review of valuation.
I endorse the confirmation of valuation at \$30,000 (GST exclusive).

cheers

Roly Monteith
Principal Valuer
State Valuation Services
Roly.Monteith@dnrm.qld.gov.au
Phone: 07 545 12228
Fax: 07 5451 2260
Mob: e protection of an ind
52 - 64 Currie Street Nambour
PO Box 573 , Nambour Q 4560



From: JENSEN Kristen
Sent: Tuesday, 23 February 2016 11:28 AM
To: MONTEITH Roly
Cc: HALLS Matthew; GRANT Renee; MODINI Howard
Subject: Valuation for part of Lot 5 C56022, Maple Street Cooroy.

Good morning Roly,

I have reviewed my valuation dated 15/06/2015 for an area of 38m2 being part of Lot 5 C56022.

I would like to confirm this valuation at the stated amount of \$30,000 (GST exclusive).

Following a conversation with a planning officer at Noosa Shire Council, further information has come to light regarding both the zoning and heritage site listing of the property and the adjoining Lot 7. Following an application to Council from the owners of Lot 7 (Landoray) a Planning Scheme Amendment has been made to re-zone this particular 38m2 slither to Business Centre in line with Lot 7. Noosa Council has approved this change and is just awaiting approval from the Minister but it is expected this change will occur with no problems. (The parcel of land on the railway side of Lot 7 which was purchased from Railways is also a part of the submission for zoning change).

Regarding the listing of Lot 7 as a Heritage Site under the Noosa plan, the planning officer advised that in her opinion, the site would be able to be re-developed and the building removed. She advised that generally the expectation of the heritage listing for residential dwelling is that they are to remain on site but with Multi-unit and Commercial buildings the expectation is that they may be redeveloped eventually with the buildings being re-sited if

possible. In this instance, it is unlikely that the building could be re-sited but doesn't have any particular character so she would expect that it will be able to be re-developed.

The planning officer did point out that the State Planning Policy does have the parcel noted within its Transport Noise Corridor area which would place restrictions on any buildings to be built on the site due to its vicinity to the Railway line. Inclusion in the Transport Noise Corridor places stricter requirements on new buildings within this area.

Given this information, many of the contentions made by the owner regarding the lands constraints are invalid. The inclusion within the Transport Noise Corridor does place some restrictions on any future buildings if the site were to be re-developed.

Given the conservative nature of the value applied to the land, I am of the opinion that this restriction (due to the Transport Noise Corridor) is adequately allowed for in the value.

Should any further information or discussion be required regarding the contents of this email, please do not hesitate to contact me.

Kind regards

Kristen Jensen
Valuer, State Valuation Service
Telephone: 07 54512269 Facsimile: 07 54512260
Email: kristen.jensen@dnrm.qld.gov.au
www.dnrm.qld.gov.au
Department of Natural Resources and Mines
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PO Box 573, Nambour 4560

Get up, get out and do something, don't let the days of your life pass you by...

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JENSEN Kristen

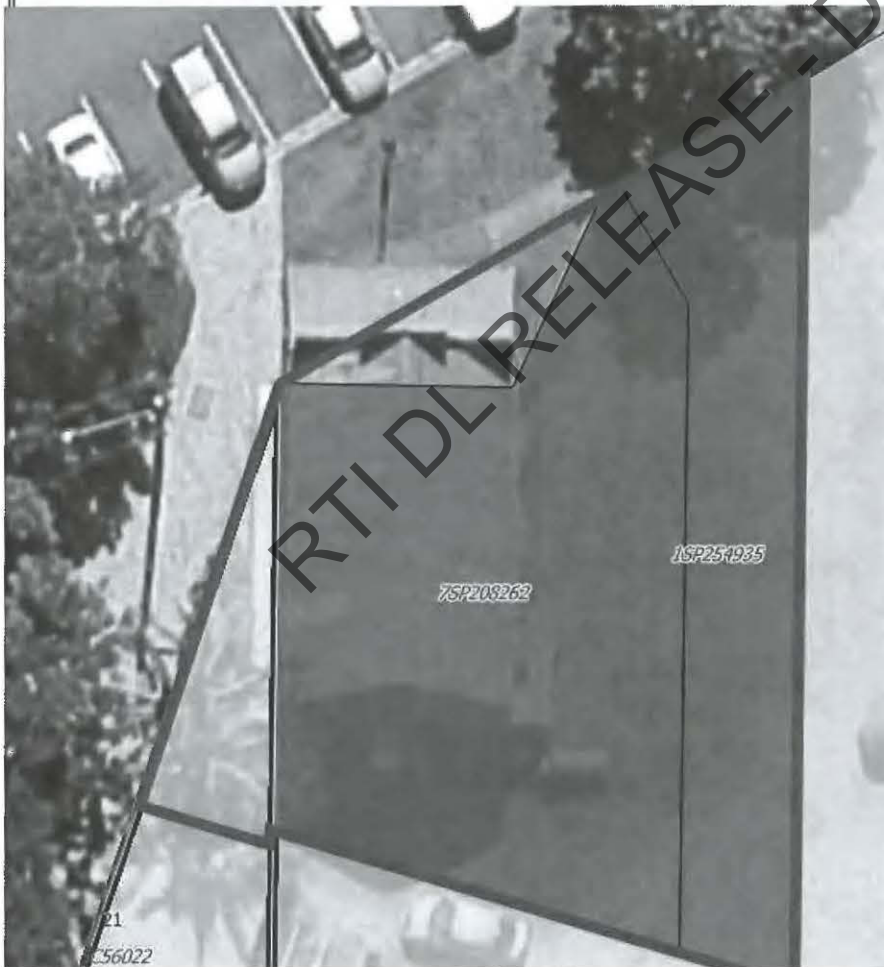
From: Rowena Skinner <rowena.skinner@noosa.qld.gov.au>
Sent: Tuesday, 23 February 2016 11:56 AM
To: JENSEN Kristen
Subject: 21 Maple St Cooroy

Hi Kristen,

Sorry for the delay, the original decision to change the zone of that portion of land was made in 2014 (following a submission by Landoray Pty Ltd in May 2014). The package of amendments was sent to the state shortly after but it was not until mid 2015 that we had Ministerial approval to advertise scheme amendments. Landoray then made an additional submission because the mapping had been shown incorrectly on the advertised version.

Extract from Report to Council November 2015

¶ Council earlier agreed to include all the land at 21 Maple Street in the Business Centre Zone (a small portion on the northern boundary is unzoned and the western edge is currently in the Community Services Zone). However the mapping change shown on proposed amendments did not pick up the part of Lot 5 that was included in the original submission. It is recommended the mapping of this zone amendment be corrected to reflect the original request as shown in the image below.¶

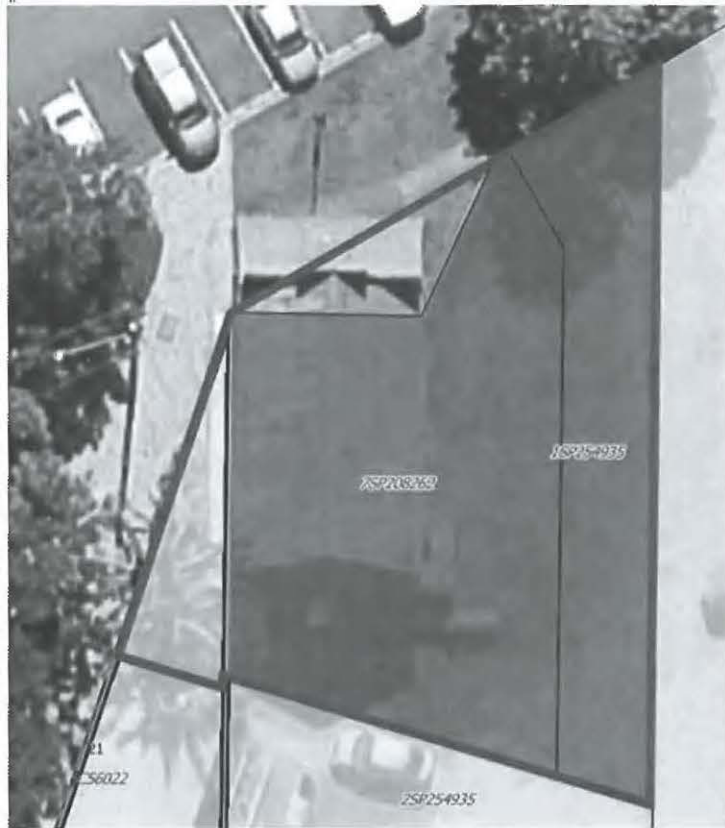


Extract from recent submission back to the State for 2nd State Interest Review.

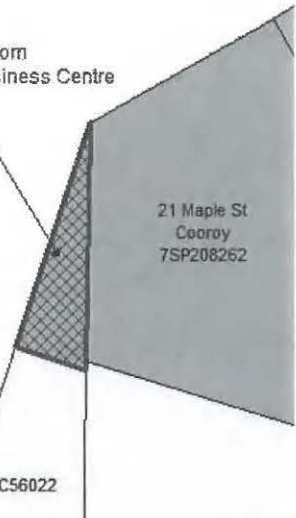
Release

Support change of zoning to Business Zone as previously requested however does not seem the mapping has been done correctly to capture the original request - The solid pink boundary on the image below shows the whole site in question.

Council earlier agreed to include all the land at 21 Maple Street in the Business Centre boundary is unzoned and the western edge is currently in the Community Service on proposed amendments did not pick up the part of Lot 5 that was included in the



Proposed Zone Change from Community Service to Business Centre



Council resolved to correct the boundaries of the proposed zoning change Lot 5 on 5C56022 as requested.

Rowena Skinner
Principal Strategic Planner | Noosa Council

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Email: rowena.skinner@noosa.qld.gov.au
Website: www.noosa.qld.gov.au
Location: Level 2, 9 Pelican Street, Tewantin
Mail: PO Box 141 Tewantin Qld 4565
Find Council on Facebook

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JENSEN Kristen

From: JENSEN Kristen
Sent: Tuesday, 23 February 2016 11:38 AM
To: MONTEITH Roly
Subject: RE: Valuation for part of Lot 5 C56022, Maple Street Cooroy.

Yes that is correct. I am still awaiting an email from the planning officer which I am hoping will confirm when the submission was made but I am of the understanding it was a few years ago.

From: MONTEITH Roly
Sent: Tuesday, 23 February 2016 11:35 AM
To: JENSEN Kristen
Cc: HALLS Matthew; GRANT Renee; MODINI Howard
Subject: RE: Valuation for part of Lot 5 C56022, Maple Street Cooroy.

Just to confirm; Kristen, Landoray has applied to rezone the reserve land that they are yet to buy?

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Cc: HALLS Matthew; GRANT Renee; MODINI Howard
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Kind regards

Kristen Jensen
Valuer, State Valuation Service
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File Note for Maple Street Cooroy.

23/02/2016.

Phone conversation with Rowena Skinner from Noosa Council Planning Section.

- A Planning Scheme amendment has been made regarding the slither of land belonging to the QCWA which adjoins Lot 7 to change it to Commercial with Lot 7. It is with the Ministers Office at the moment after being approved by Council. This was following a submission from Landoray.
- I was a part of the State Interest Review in 2014 however was inadvertently missed initially in the mapping that was sent up despite being approved by Council. It has been delayed due to political reasons.
- The parcel of land on the railway side of Lot 7 which was unzoned is also in the Amendment to be re-zoned to Commercial. It is expected this change will be fine and will get through no worries but could be a few months away yet.
- Regarding the Heritage Site listing under Noosa Plan:
 - o Generally, when a site is listed as heritage within the detached housing zoning, the preference is to keep the building. However, on sites with Multi-unit or Commercial zoning the expectation is that it will be re-developed at some stage. The preference is to re-site the building if possible. In this particular instance, they probably couldn't re-site the building but as it doesn't have any particular character to it, it is expected that it would be able to be re-developed.
- The site is noted under the State Planning Scheme was being with the Transport corridor area due to it being near the railway line. This can have implications to the siting of the building, how it is built and height limitations. This could affect any viability of re-development and could be more of a long term view (opinion of planner).

Release

JENSEN Kristen

From: MONTEITH Roly
Sent: Tuesday, 16 February 2016 2:43 PM
To: JENSEN Kristen
Subject: RE: Landoray Pty Ltd - 2015/003158 - NAMSVS 02585

Kristen,

An email is fine for both I think.

If an adjustment is made, we could still do on an email as a amendment to the report, just a para on the reasons and a note that it is to be considered as an attachment to the report dated XXX.

cheers

Roly Monteith
Principal Valuer
State Valuation Services
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From: JENSEN Kristen
Sent: Tuesday, 16 February 2016 2:08 PM
To: MONTEITH Roly
Subject: RE: Landoray Pty Ltd - 2015/003158 - NAMSVS 02585

Roly,

If I decide to change the valuation, do we need to do a whole new report? Alternately if we just confirm the current value, will we just do that in an email?

Thanks
Kristen

From: MONTEITH Roly
Sent: Monday, 15 February 2016 11:40 AM
To: JENSEN Kristen
Subject: FW: Landoray Pty Ltd - 2015/003158 - NAMSVS 02585

Well well!
Just after you asked.

From: HALLS Matthew
Sent: Monday, 15 February 2016 11:02 AM

To: MONTEITH Roly
Cc: JENSEN Kristen; MODINI Howard; GRANT Renee
Subject: Landoray Pty Ltd - 2015/003158 - NAMSVS 02585

Roly,

As per our meeting with Mr Dan Philpot and his associates.

Mr Philpot has requested a review and confirmation of the SVS Valuation on the abovementioned application.

Could you please run your eyes over the current valuation and provide confirmation to me of the SVS Valuation in due course?

Greatly appreciated Roly.

Regards

Matthew Halls
Land Administration Officer
State Land Asset Management
matthew.halls@dnrm.qld.gov.au
Telephone: (07) 54 512 273 **Facsimile:** (07) 54 512 260
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PO Box 573, Nambour, QLD, 4560
Department of Natural Resources and Mines

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Meeting re: 21 Maple St - 4/2/16.

28m² - \$21,000 (\$750/m²)

L7 SP178334, 21 Maple St, 21/09/2005.

\$110,000

295m².

\$372/m²

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4-2-16.

Dan Philpot

Doug Courtney

Tanaka

Chris Simpson

fence Matt.

HMM KJ RM.

Dan. Thanks - No legal rights.

- opportunity of arguing.
- Don't consider it is redevelopment project.
- lot of info from previous dealing with purchasers.

Corey Comment: - ~~that~~ is very difficult situation.

Methodology - Town planning report - can prove issues

Soil Test - lot of uncompacted fill

Contamination - could have old sewer tanks on site.
- Lower main. very expensive to move

Car parking - None but if access granted from Diamond St and need 4 carparks.

- Building full of Asbestos.
- Agree to disagree.

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