

NOOSAVILLE *Foreshore*



Noosaville Foreshore Land Use Master Plan



LAND USE MASTER PLAN | MAY 2018

place
design
group.

NOOSAVILLE *Foreshore*



Contents

1	Noosaville foreshore	5
2	The journey so far...	8
3	Land use vision	10
4	Precincts	11
	Precinct 1 Chaplin Park	12
	Precinct 2 Yacht and Rowing Club	14
	Precinct 3 Lions and Apex Parks	16
	Precinct 4 Quota Park	18
	Precinct 5 Boat Ramp and Ely Parks	20
	Precinct 6 Massoud and Pelican Beach Parks	22
5	Where to from here	24



NOOSAVILLE
Foreshore

TEWANTIN

NOOSA

NOOSAVILLE

NOOSA HEADS

SUNSHINE BEACH

SUNRISE BEACH

1. Noosaville Foreshore

1.1 INTRODUCTION

The Noosaville foreshore is a principal recreational space in Noosa Shire and is highly valued by the local community and visitors for its environmental and recreational amenity.

With population growth in South East Queensland projected to increase, and demand from day trippers and tourists already growing, the impact on the foreshore will be considerable if uses are not managed appropriately.

Purpose

The purpose of developing the Noosaville Foreshore Land Use Master Plan (the Master Plan) is to guide future decision making regarding the ongoing use of the foreshore area. The community and key stakeholders agree the natural attributes and attractiveness of the foreshore should be retained. The purpose of this plan is therefore to guide decisions to ensure the sustainable use of the foreshore in the long term.

The Master Plan is developed as a Land

Management Plan under the provisions of the *Land Act 1994* to guide Council decisions relating to the management of the foreshore, assist the development of Noosa's New Planning Scheme and aid ongoing consultation between Council and the Queensland Government in relation to the management of commercial leases along the foreshore.

Planning Horizon

The Master Plan is developed with a 10 year planning horizon to 2028 but may be amended from time to time, subject to Council resolution.

1.2 STUDY AREA

The foreshore is approximately 2km long and is comprised of a series of parks and open spaces, sandy beaches, interconnected pedestrian and bike pathways, boat ramps, public jetties and family friendly infrastructure including barbecues, pavilions and a major playground.

The foreshore is a reserve for recreation owned by the Queensland Government with Noosa Council the nominated trustee. There are 11 commercial jetty leases along the foreshore which are administered by the Queensland Government. The study area does not include these commercial jetty leases (as they are not managed by Council) but recognises their important role and influence on the experiences of the community and visitors to the foreshore.























The foreshore is also bordered by Gympie Terrace which is a popular accommodation, boutique shopping and dining precinct.



1.3 STUDY AREA SITE AUDIT



LEGEND

- | | | | | |
|---|---|---|---|--|
|  Fitness Equipment |  Picnic Settings / Benches |  Boat Ramp |  Free Parking |  Information |
|  Playground / Play Equipment |  Park |  Retail |  Bus Stop |  Picnic Shelter |
|  Boat Hire / Jetty |  BBQ's | |  Shared Pathway |  Public Showers |
|  Marina |  Power | |  Disabled Access |  Public Toilets |
|  Coffee Shop |  Amphitheatre | |  Noosa Ferry |  Restaurant |



2. The journey so far...

To inform plan preparation, a month-long consultation and engagement program, including four days of workshops and pop-up events, was undertaken to gather feedback from a passionate and engaged Noosa community.

The Draft Master Plan was then adopted by Council and was open for public consultation for a four-week period.

The first round of community consultation was undertaken in April and May 2017, which included an intensive four-day engagement program, to gather the views and visions of the Noosa community.

The engagement program included two community pop-up events, stakeholder and Councillor workshops, and an online survey which was available for a month on Council's website.

A number of written submissions were also received including two petitions.

The consultation was highly publicised and well attended both in person and online.

The outcomes of the consultation informed the land use vision, precinct vision statements and identified the primary land use issues affecting the foreshore.

Full details of the consultation outcomes and analysis has been provided in the separate Initial Consultation Summary Report, July 2017.

The Draft Master Plan was presented to Council in December 2017. Council resolved to adopt the Draft Master Plan in January 2018 and proceeded with further community consultation over a four-week period.

This round of public consultation included an in-person drop-in session with Place Design Group staff as well as online feedback via written submissions lodged to Council's online portal.

Over forty members of the community attended to discuss the Draft Master Plan, offering feedback on key issues of concern.

A total of 247 written submissions were received via Council's 'Your Say Noosa' online portal, of these, four (4) petitions were received.

Full details of the submissions, consultation outcomes and recommendations are provided in the Final Consultation Summary Report, April 2018.

2.1 ENGAGEMENT STATISTICS



1010

SURVEYS
COMPLETED



6

PETITIONS RECEIVED
INDICATING PREFERRED
CHANGES



266

SUBMISSIONS
READ & RECORDED



360

APPROXIMATE
ATTENDANCE
AT COMMUNITY
POP-UP EVENTS



68

ATTENDEES
AT STAKEHOLDER
WORKSHOPS



96

INVITES
TO TARGETED
STAKEHOLDER GROUPS



3. Land use vision

The Noosaville foreshore is a peaceful, relaxing public open space for people to enjoy the river.

Over 90% of survey respondents were in favour of the foreshore remaining a peaceful, relaxing public open space to enjoy the river.

Of all the survey questions this was the most strongly supported by the community and as a result, it is the vision for future use of the foreshore.

Land Use Principles Supporting the Vision

1. The foreshore is a public space, available for the community and visitors to enjoy.
2. Land use within the foreshore ensures the celebration and preservation of its natural values and qualities.
3. The foreshore offers a diverse range of low impact activities and recreational opportunities for locals and visitors promoting social interaction and engagement.
4. Open space recreation areas within the foreshore are retained and enhanced.
5. Commercial businesses along the foreshore do not encroach onto public land and remain wholly within commercial jetty leases or freehold lot boundaries.
6. Future infrastructure planning increases green open spaces rather than reduces them.

Structure of Master Plan

The Master Plan structure:

- Groups the foreshore into a series of precincts.
- Identifies the activities currently undertaken in each precinct.
- Identifies the key land use issues in each precinct and key land use outcomes.
- Prescribes the frequency and type of activities to occur in each precinct to ensure that land use occurs in accordance with the community's vision for the foreshore and uses do not diminish the prescribed purpose of the land.

4. Precincts

The foreshore is divided into six (6) precincts:

1. Precinct 1 / Chaplin Park
2. Precinct 2 / Yacht and Rowing Club
3. Precinct 3 / Lions and Apex Parks
4. Precinct 4 / Quota Park
5. Precinct 5 / Boat Ramp and Ely Park
6. Precinct 6 / Massoud and Pelican Beach Parks



Precinct 1

4.1 Chaplin Park

4.1.1 TODAY'S CHAPLIN PARK

Chaplin Park provides the largest area of open green space within the foreshore and incorporates the following land use activities:

- Noosa River Slipway
- Noosa Outrigger Club
- Group fitness training
- Weddings
- Events
- Active and passive recreation
- Car Parking

Chaplin Park has less built infrastructure compared to other areas of the foreshore and is fragmented from the rest of the foreshore due to its physical separation by the canal, lack of visibility from Gympie Terrace and restricted vehicular access (left in, left out) via the Gympie Terrace/Eumundi Road and Mill Street roundabout.

Opportunities exist to better utilise Chaplin Park's large area for greater levels of low impact activity to ease pressures on other areas of the foreshore.

Land use activities within the Chaplin Park precinct will contribute to the establishment of three distinct zones, clearly delineated by Mill Street and the existing drainage line.

4.1.2 KEY LAND USE OUTCOMES




	NOOSA OUTRIGGER CLUB	OFF-LEASH DOG PARK	WEDDING CHAPEL	PROPOSED DTMR BOAT RAMP
<i>Background</i>	The Noosa Outrigger Club (Outrigger Club) is seeking to establish a clubhouse facility and storage sheds to support its existing activities within Chaplin Park.	There has been requests to Council for the provision of an off-leash dog area in Chaplin Park.	Representatives within the wedding industry identified Chaplin Park as an appropriate venue for a wedding chapel.	Chaplin Park has been identified as a potential site for a new recreational boating facility by the Department of Transport and Main Roads (DTMR) in the Recreational Boating Facility Demand Forecasting Study 2016.
<i>Results of Consultation and Stakeholder Engagement</i>	<ul style="list-style-type: none"> – General acceptance for the club uses within the foreshore. – Mixed support for a club building and storage sheds for the Outrigger Club within Chaplin Park. – Community was strongly in favour of maintaining existing open space in Chaplin Park. – Consultation was subsequently undertaken with the Outrigger Club and the Noosa Yacht and Rowing Club (NYRC) to explore precinct options, including co-location with the NYRC in Precinct 2 - see Section 4.2.2. 	Divergent views were received regarding the introduction of this use into the foreshore. A petition was tabled supporting this use.	Community feedback indicated that while the community was generally supportive of wedding celebrations, there was minimal support for a purpose-built facility within Chaplin Park.	Minimal community support was noted for a new recreational boating facility.
<i>Discussion</i>		Consideration has been given to this use and it has been determined that sufficient space exists within Chaplin Park. It is recommended an off-leash area is initially trialed for 12 months.		Land use analysis identified land and accessibility limitations and conflict with the open space character of Chaplin Park as key issues in considering this activity.
<i>Recommendations</i>	<ol style="list-style-type: none"> 1. Given there is general acceptance of the outrigger use, mixed support for construction of a new clubhouse, and the community is strongly in favour of maintaining the existing open space, it is proposed that co-locating both the Outrigger Club and NYRC be investigated. It is recommended this option be considered in the Master Plan and is discussed further in Precinct 2. 2. Further structure planning of the proposed co-location area is recommended. 	<ol style="list-style-type: none"> 1. The Master Plan to include an off-leash dog area in the western portion of Chaplin Park, delineated by the drainage line. 2. The area may initially be subject to a 12 month trial and then reviewed. 	<ol style="list-style-type: none"> 1. That a public use roofed structure within the park be considered which could be booked for wedding ceremonies. 	<ol style="list-style-type: none"> 1. A new recreational boating facility is not supported in Chaplin Park. 2. Council will discuss this outcome with DTMR and continue to review other possibilities along the river outside the study area.

4.1.3 PRECINCT VISION

Chaplin Park remains a significant area of public open space.

Public access to the parkland is not diminished and recreational use is increased by provision of improved public facilities.

4.1.5 LAND USE CRITERIA

	 Events Location for low impact events	 Exercise & Well-being Location suitable for formal group exercise activity	 Weddings Location suitable for group celebrations where pre booking of a space is needed
<i>Suitable uses</i>	<ul style="list-style-type: none"> Outdoor education Club/community group gathering or events Other low-impact events Over-flow car parking for major events 	<ul style="list-style-type: none"> Personal training Group fitness or well-being classes 	Wedding ceremonies
<i>Details</i>	Temporary event permit, generally no more than 3, one-off permits per year	Commercial Low Use Permit. Annual issue. 5 permits issued per year for this location. Daily use frequency.	Wedding ceremony permit (not including wedding receptions and private functions). Single issue. No annual limit on permits

4.1.4 FUTURE LAND USE

Three separate sub-precincts of Chaplin Park will include:

- Sub-precinct 1 - The western side of Chaplin Park will provide an unenclosed off-leash dog area, bordered by the existing vegetated drainage line.
- Sub-precinct 2 - Subject to flooding and often saturated due to it being low-lying, the central area of Chaplin Park should primarily accommodate low-scale passive recreation that provides for public access and movement and responds to the physical constraints and natural character of this area. Suitable uses will also include low impact events and fitness operators, if ground conditions allow.
- Sub-precinct 3 - The largest area of Chaplin Park to the east of Mill Street should build on and enhance existing pathways and facilities to provide a connected pathway network and additional infrastructure, such as a new multi-use roofed structure. The area will allow for low impact events, fitness operators and wedding ceremonies. The continuation of use by the Noosa Outriggers is supported via annual permits.

The establishment of these three sub-precincts allows for a separation of incompatible recreational uses within Chaplin Park and should guide future design processes for the enhancement of Chaplin Park.



Precinct 2

4.2 Yacht and Rowing Club

4.2.1 TODAY'S YACHT AND ROWING CLUB

This precinct is dominated by land use associated with the Noosa Yacht and Rowing Club (NYRC). Car parking and built infrastructure also service the adjacent foreshore areas.

Current land use activity includes:

- NYRC activities
- Commercial uses associated with NYRC - bar, bistro, gaming and function space
- Weddings (adjacent to Waterfront Restaurant)
- Public toilets and showers servicing Lions Park and greater foreshore area
- Car parking

The NYRC building is contained within the current lease area. Other NYRC activities (predominantly boat storage and car parking), are not within the current lease area and public access is at times restricted via a boom gate to allow for club sailing activities.

The precinct provides a well utilised pedestrian and bicycle connection into the Chaplin Park precinct.

An area of recreational open space exists between the footbridge and Waterfront Restaurant, which is a popular location for weddings.

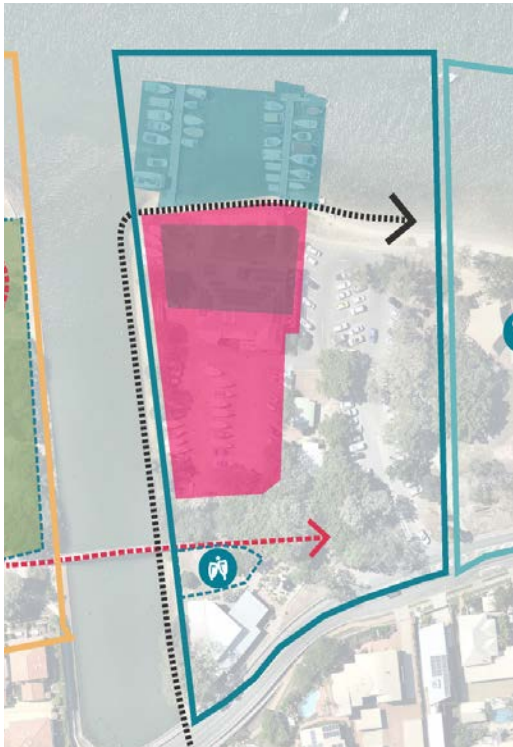
4.2.2 KEY LAND USE OUTCOMES

	YACHT AND ROWING CLUB	WATERFRONT RESTAURANT USE PROPOSAL
<i>Background</i>	Much of the activity occurring in the precinct is associated with the NYRC. Given the reluctance of the community to reduce open space in Chaplin Park, it has been proposed to include NYRC within a non-motorised water sports precinct.	The Waterfront Restaurant has sought use of an area of the foreshore for commercial purposes to support private functions and wedding receptions. The foreshore adjacent to the Waterfront Restaurant is currently permitted for wedding ceremony permits only and does not allow for commercial functions and wedding receptions.
<i>Results of Consultation and</i>	Comments were received regarding NYRC activities occurring outside the current lease area. The community was generally not aware the NYRC 'back of house' areas are outside the nominal lease area and on publicly accessible land. The community was aware that this area had been used by the Club for some years.	The community feedback was divergent on the proposed use of parkland by the Waterfront Restaurant. Petitions were received both supporting and objecting to the Waterfront Restaurant use of the area. Community feedback was generally unsupportive of any commercial business expansion onto the foreshore.
<i>Discussion</i>	There is an opportunity to formalise use of area outside the lease as a non-motorised water sports precinct for both NYRC and the Outriggers. A non-motorised water sports precinct will also allow infrastructure and services to be consolidated in one area. Construction of new buildings in Chaplin Park is likely to lead to more requests for new buildings and structures over time decreasing available green space for future needs.	Council will not seek consent from the Department of Natural Resources, Mines and Energy (DNRME) for the Waterfront Restaurant or any other commercial business to lease land (or similar) on the foreshore for the following reasons: <ul style="list-style-type: none"> – Commercial businesses extending their business use onto the foreshore is not in accordance with the community's feedback against expanding commercial activities onto the foreshore. – An application to DNRME seeking consent for the commercial use is inconsistent with the foreshore's status as a reserve for recreation and is generally not supported by DNRME policy. – If it were to consider making an application to DNRME for consent for a commercial lease, Council must be satisfied the lease would not create unintended consequences along the foreshore. It is anticipated that if a lease was granted to the Waterfront Restaurant a precedent would be set resulting in further lease applications which if approved would decrease the community's access to the foreshore for recreation purposes (which is the prescribed purpose of the land).
<i>Recommendations</i>	<ol style="list-style-type: none"> 1. As noted in the Precinct 1 recommendations, opportunities for co-location should be investigated to create a water sports precinct inclusive of the Outrigger Club. It is envisaged that the location of additional buildings and infrastructure would generally be to the south of the NYRC as depicted in the Master Plan. This option would consolidate land use, access to the water and enhance public foreshore access. 	<ol style="list-style-type: none"> 1. Council will not support any new commercial leases on the foreshore. 2. Council will continue to allow wedding ceremonies (not private functions or wedding receptions, etc.) to occur on the foreshore adjacent to the Waterfront Restaurant and at other locations depicted in the Master Plan.

4.2.3 PRECINCT VISION

The Yacht and Rowing Club Precinct continues its primary association with existing club activities and a consolidated facility is established incorporating the Yacht and Rowing Club and Outrigger Club as part of a new multi-use facility.



Public access to the water's edge is enhanced and land use activities ensure access to areas of open space is maintained.




LAND USE CATEGORIES

-  Weddings
-  Indicative permit area extent
-  Expanded integrated club facilities incorporating:
 - Yacht & Rowing Club
 - Outrigger Club
-  Existing Pathway
-  Future Enhanced Pathway Network (Boardwalk)

LEASE/TENURE TYPE

-  Commercial Lease Area
-  Community Group Use Area

4.2.4 LAND USE CRITERIA

 Weddings Location suitable for group celebrations where pre booking of a space is needed	
<i>Suitable uses</i>	Wedding ceremonies
<i>Details</i>	Wedding ceremony permit (not including receptions). Single issue, no annual limit on permits

4.2.3 GUIDING PRINCIPLES

Council will continue to investigate practical long-term solutions that consolidate clubs in a multi-use precinct. The precinct's guiding principles are:

1. The Outrigger Club's current presence within Chaplin Park can continue via annual permits.
2. Creation of a new lease or construction of club buildings at the Chaplin Park permit area is not supported.
3. Consolidation of non-motorised watersports clubs within a new precinct is preferred. Council will liaise with the clubs to investigate co-location opportunities and constraints and develop a precinct feasibility study.
4. New lease area requests will only be considered once a precinct plan has been adopted by Council.

Precinct 3

4.3 Lions and Apex Parks

4.3.1 TODAY'S LIONS & APEX PARKS

This precinct is extremely well utilised, with playground equipment, amphitheatre, sandy beaches and water access, close proximity to toilets and multiple picnic shelters and BBQ facilities. The precinct is a draw card for a diverse range of uses, including:

- Children's playground activities
- Areas for general open space and recreation
- Water access
- Group fitness
- Celebrations and weddings
- Car parking

The precinct incorporates the foreshore's only children's playground which is highly utilised, popular with families and is a destination for many users.

The amphitheatre is unique infrastructure within the foreshore and is important for the staging of events and entertainment.

4.3.2 KEY LAND USE OUTCOMES

	MARKETS	FITNESS OPERATORS
<i>Background</i>	There has been interest from some sectors of the community for a regular market to be held within the foreshore.	The precinct is popular with fitness operators who operate under annual permits issued by Council. There are currently 5 permit holders operating in this precinct and others may be operating without permits.
<i>Results of Consultation and Stakeholder Eng.</i>	The community has divided views on the introduction of this activity into the foreshore. There was positive feedback regarding markets as a possible night time draw card for tourists and locals. Those opposed to a regular market cited the capacity of the foreshore and surrounding areas to cope with the activity as a major constraint. This is discussed in more detail below.	Many community members expressed concern with having to share park space with commercial operators, particularly during times of high use by the general public. Whilst willing to share the open spaces with fitness operators, many felt times should mostly be limited to early mornings and Council should undertake a regular compliance program to ensure permit holders comply with their permit conditions.
<i>Discussion</i>	Markets create a number of opportunities and constraints for consideration on the foreshore: Opportunities – Markets offer entertainment alternatives for locals and tourists – Markets draw tourists and locals to the foreshore who may then dine, shop etc. along Gympie Terrace and surrounding areas Constraints – The foreshore has existing high level of activity (not only within this precinct but the foreshore generally) – Lack of available parking – Impact on residents and businesses due to the closed roads and additional cars – Potential impact on existing food and retail sales along Gympie Terrace if local content of market food and gift stalls is not carefully managed	
<i>Recommendations</i>	<ol style="list-style-type: none"> 1. Experience has shown that regular markets are better suited to locations that require additional activation. Given the existing high utilisation of the foreshore and the potential impact of markets they are not recommended as an appropriate regular activity in the foreshore. 2. However, should Council wish to consider future one-off market applications it is recommended Council consider each application formally prior to approval. 	<ol style="list-style-type: none"> 1. Fitness operators should continue to be supported on the foreshore. 2. The number of fitness trainers permitted in Lions and Apex Park will be reduced to four permits. 3. Council undertake a regular compliance program to ensure that non-permitted operators are not utilising the foreshore, and permit holders operate in accordance with permit conditions and display their permit. 4. It is also recommended that future permits encourage use of alternate sports ground locations.

4.3.3 PRECINCT VISION







Lions and Apex Parks continue as high use public recreational areas and support moderate levels of low-impact land use activities.

4.3.4 LAND USE CRITERIA

	 Weddings Location suitable for group celebrations where pre booking of a space is needed	  Events Location for medium sized event or overflow for events elsewhere within locality	 Exercise & Well-being Location general suitable for formalised, group exercise, regardless of whether a fee is charged to participate
Suitable uses	Wedding ceremonies	<ul style="list-style-type: none"> • Outdoor education • Club/community group gathering or events • Amplified music and entertainment 	<ul style="list-style-type: none"> • Personal training • Group fitness or well-being classes
Details	Wedding ceremony permit (not including wedding receptions and private functions). Single issue. Generally, no more than four permits per year	Temporary event permit. Generally no more than 10, one-off permits per year	Commercial Low Use Permit. Annual issue. 4 permits issued per year, limited to times of lower use by general public. Council to undertake a regular compliance program to monitor fitness operator activity. Daily use frequency.



LAND USE CATEGORIES

-  Events
-  Amplified entertainment
-  Weddings
-  Exercise & well-being
-  Children's Playground
-  Indicative Permit Area Extent

Precinct 4

4.4 Quota Park

4.4.1 TODAY'S QUOTA PARK

Quota Park is a highly active area, and current land use activities incorporate:

- Areas for general open space and recreation
- Concentration of jetties used for various commercial activities, such as water craft hire, tours and kiosks
- Water access
- Celebrations and weddings
- Car parking

Areas of open space and jetties are well patronised.

The precinct sits as the central hub of the foreshore. Its high level of activity reflects the clustering of commercial jetties and proximity to adjacent commercial businesses along Gympie Terrace and Thomas Street.




4.4.2 KEY LAND USE OUTCOMES

KIOSKS	
Background	Over time many of the commercial jetties have expanded their commercial uses (current lease purpose is 'marine facility purposes') to include retail sale of food, such as ice cream, snacks and coffee.
Results of Consultation and Stakeholder Eng.	The community provided broad support for uses provided they are contained within the approved lease area, do not encroach onto the foreshore and not have a detrimental impact on neighbouring businesses.
Discussion	Minor ancillary retail sales have been a historic part of commercial jetty operations but provision for them has not been clearly made in commercial leases or local planning scheme. More recently retail sales from kiosks have intensified and commercial lease holders have expressed uncertainty about what scale is allowable. Introduction of clear provisions within Noosa's New Planning Scheme is supported to define an allowable scale of ancillary kiosks use.
Recommendations	Small scale ancillary kiosks are supported within commercial lease areas, provided they are a minor component of a lawful marine facility use, do not unduly impact on existing commercial businesses on Gympie Terrace and: <ul style="list-style-type: none"> – Do not involve the sale of alcohol or meals – Do not constitute retail shops, cafés or restaurants as separately defined in the planning scheme – Do not exceed a gross floor area of 10m² – Do not exceed seating for 10 people, with seating wholly located within the lease area This approach to kiosks is proposed consistently throughout the foreshore precincts.

4.4.3 PRECINCT VISION





Quota Park continues to support public recreational use of its green open spaces and supports limited levels of low-impact land use activities.

4.4.4 LAND USE CRITERIA

	 Weddings Location suitable for group celebrations where pre booking of a space is needed	 Events Location for small-medium sized event or overflow for events elsewhere within locality	 Kiosk Location(s) where commercial lease areas are permitted to operate a small scale kiosk associated with the primary lease use terms.
<i>Suitable uses</i>	Wedding ceremonies	<ul style="list-style-type: none"> • Outdoor education • Club/community group gathering or events • Amplified music and entertainment 	A single kiosk is permissible for each commercial lease, where it is a small-scale ancillary component of marine facilities uses within the lease. Retail sales are limited to non-alcoholic drinks (including coffee), refreshments and snacks. Meals are not provided and there is no on-site food preparation. Gross floor area is limited to 10m ² . Seating for a maximum of 10 people may be provided, which must be wholly located within the lease area
<i>Details</i>	Wedding ceremony permit (not including wedding receptions and private functions). Single issue. Generally no more than 6 permits per year	Temporary event permit. Generally no more than 4, one-off permits per year	Ongoing use regulated under the relevant Planning Scheme & must be consistent with lease use terms



LAND USE CATEGORIES

-  Events
-  Amplified entertainment
-  Weddings
-  Kiosk

 Indicative Permit Area Extent

LEASE/TENURE TYPE

 Commercial Lease Area

Precinct 5

4.5 Boat Ramp and Ely Park

4.5.1 TODAY'S BOAT RAMP & ELY PARK

The precinct is comprised of a dominant area of car parking associated with the boat ramp and smaller areas of open space and parkland. Current land use activities incorporate:

- Water access
- Tennis
- Celebrations and weddings
- Car park, including trailer parking

Land use activity in the boat ramp and Ely Park precinct is distinct, aligned mainly with the public boat ramp, parking, small open space areas, public deck and private tennis court.

In addition to these features, its open space areas are well appointed with picnic shelters and pathways, allowing public access to the beach and water.


4.5.2 KEY LAND USE OUTCOMES

	FITNESS OPERATORS
Background	Fitness operators have traditionally utilised this precinct for their business activities.
Results of Consultation and Stakeholder Eng.	Many community members expressed concern with having to share space with commercial operators, particularly during times of high use by the general public.
Discussion	There is little land available for these activities, given the width of the foreshore, footpath/bike path route and intensity of recreational use. The precincts west of this area generally provide more land area for the activity and less probability of conflict with other users.
Recommendations	1. It is recommended permits are not offered for fitness or well-being operators in this precinct and future permits encourage other precincts or use of alternate sports ground locations outside the study area.

4.5.3 PRECINCT VISION

The Boat Ramp and Ely Park Precinct continues to service public boating needs through the existing boat ramp and parking area. Public access to open space areas is improved through a reduction of other land use activity.

4.5.4 LAND USE CRITERIA

	 Weddings Location suitable for group celebrations where pre booking of a space is needed	 Kiosk Location(s) where commercial lease areas are permitted to operate a small scale kiosk associated with the primary lease use terms.
<i>Suitable uses</i>	Wedding ceremonies	A single kiosk is permissible for each commercial lease, where it is a small-scale ancillary component of marine facilities uses within the lease. Retail sales are limited to non-alcoholic drinks (including coffee), refreshments and snacks. Meals are not provided and there is no on-site food preparation. Gross floor area is limited to 10m ² . Seating for a maximum of 10 people may be provided, which must be wholly located within the lease area
<i>Notes</i>	Wedding ceremony permit (not including wedding receptions and private functions). Single issue. Generally, no more than one permit per month, limited to small wedding parties	Ongoing use regulated under the relevant Planning Scheme & must be consistent with lease use terms



LAND USE CATEGORIES

 Weddings

 Kiosk

 Indicative Permit Area Extent

LEASE/TENURE TYPE

 Commercial Lease Area

Precinct 6

4.6 Massoud and Pelican Beach Parks

4.6.1 TODAY'S MASSOUD & PELICAN BEACH PARKS

Massoud and Pelican Beach are popular recreational areas and form the eastern most extent of the foreshore. The land area becomes narrow in comparison to other precincts and has limited commercial or event activity. These characteristics provide some relief from the high levels of activity in other areas of the foreshore.

Current land use activities incorporate:

- Beach access and swimming popular with families
- Toilet facilities at each end of the precinct
- Areas for general open space and recreation
- Commercial jetties used for water craft hire, tours and an ancillary kiosks

4.6.2 KEY LAND USE OUTCOMES

There are no changes proposed in this precinct.

4.6.3 PRECINCT VISION

Massoud and Pelican Beach Parks continue to support recreational use of their green open spaces and support only very limited levels of other low-impact land use activity.

4.6.4 LAND USE CRITERIA



Kiosk

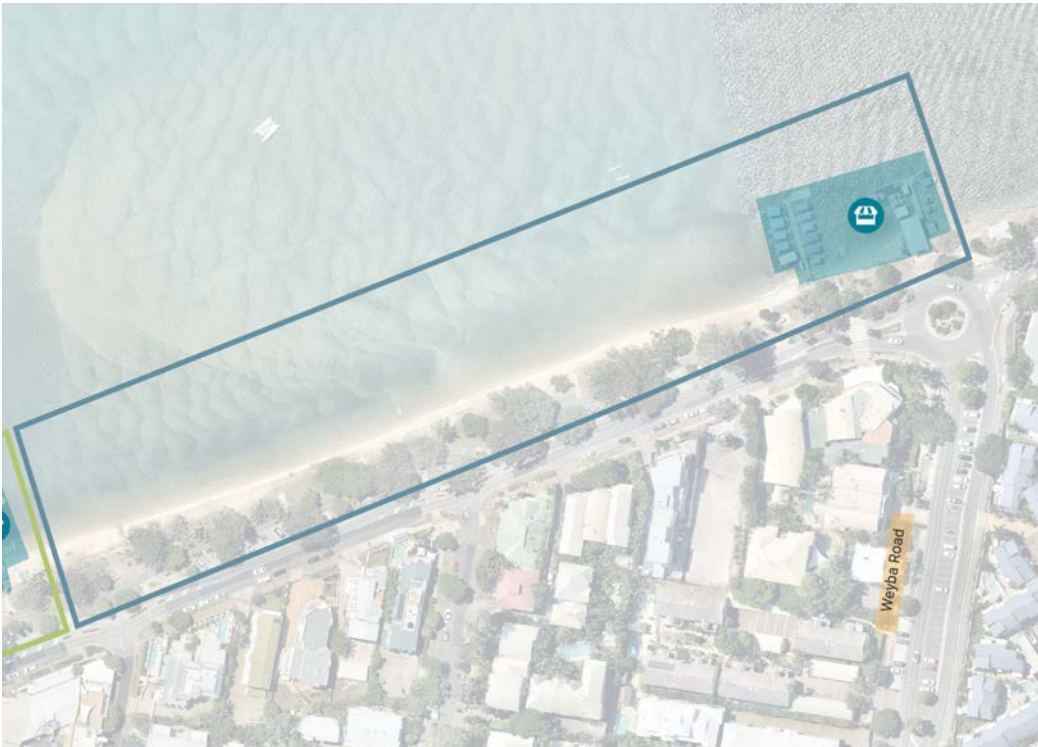
Location(s) where commercial lease areas are permitted to operate a small scale kiosk associated with the primary lease use terms.

Suitable uses

A single kiosk is permissible for each commercial lease, where it is a small-scale ancillary component of marine facilities uses within the lease. Retail sales are limited to non-alcoholic drinks (including coffee), refreshments and snacks. Meals are not provided and there is no on-site food preparation. Gross floor area is limited to 10m². Seating for a maximum of 10 people may be provided, which must be wholly located within the lease area

Details

Ongoing use regulated under the relevant Planning Scheme & must be consistent with lease use terms



LAND USE CATEGORIES



Kiosk

LEASE/TENURE TYPE



Commercial Lease Area

5. Where to from here?

This Foreshore Master Plan sets a framework for the sustainable land use management of the study area.

This has been provided through the establishment of the following key elements:

- Foreshore vision and land use principles
- Nomination of foreshore precincts
- Discussion of current land use characteristics, findings from stakeholder engagement and key land use matter outcomes
- Precinct vision statements
- Supporting land use criteria

The Foreshore Master Plan is intended to provide strategic guidance for stakeholders undertaking land use activities and Council in its management and decision making processes associated with the foreshore.

Implementation

The Foreshore Master Plan aims to work with Council's existing land use management and statutory processes.

Whilst this document guides land use, it does not replace statutory approvals processes for:

- Local law activity permits
- Land use approvals given under the Planning Scheme
- Land tenure authority given under the Land Act 1994.

For further information on these matters refer to Council's website www.noosa.qld.gov.au.



place
design
group.

Australia
China
South East Asia

Follow us on



placedesigngroup.com

