



AGENDA

Ordinary Meeting

Thursday, 30 July 2015

commencing at 6pm

Council Chambers, 9 Pelican Street, Tewantin

**Crs Noel Playford (Chair), Bob Abbot, Sandy Bolton, Joe Jurisevic,
Frank Pardon, Tony Wellington, Frank Wilkie**

“Engagement with our community to protect and enhance our lifestyle”

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1 ATTENDANCE & APOLOGIES

2 CONFIRMATION OF MINUTES

The Minutes of the Special Meeting held on 29 June 2015 be received and confirmed.

The Minutes of the Ordinary Meeting held on 2 July 2015 be received and confirmed.

3 MAYORAL MINUTES

4 NOTIFIED MOTIONS

Nil.

5 CONSIDERATION OF COMMITTEE RECOMMENDATIONS**INFRASTRUCTURE & SERVICES COMMITTEE RECOMMENDATIONS****21 JULY 2015 - Crs Sandy Bolton (Chair), Bob Abbot, Frank Pardon, Noel Playford***Other Councillors in Attendance: Cr Frank Wilkie***1 PLANNING & INFRASTRUCTURE DEPARTMENT UPDATE - 4TH QUARTER 2014-15**

That Council note the report by the Director, Planning and Infrastructure to the Infrastructure and Services Committee Meeting dated 21 July 2015 providing an update on operations of the Planning and Infrastructure Department for the period 1 March 2015 to 30 June 2015.

2 PARK ROAD BOARDWALK - DESIGN PRINCIPLES

That Council note the report by Project Manager and Designer - Projects to the Infrastructure & Services Committee Meeting dated 21 July 2015 and;

- A. Approve the objectives for the project as set out in the report;
- B. Note that staff will re-establish the Project Reference Group used for the previously constructed stages of the Park Road Boardwalk; and
- C. Authorise staff to engage with the Project Reference Group to further develop concept designs and to bring those designs to a future Council meeting prior to proceeding to detailed design.

3 TRAFFIC ADVISORY SPEED MANAGEMENT COMMITTEE JUNE 2015

That Council note the report by the Technical Officer, Transport and Traffic to the Infrastructure & Services Committee Meeting dated 21 July 2015 detailing the key outcomes of the Noosa Traffic Advisory Committee and Speed Management Committee meeting dated 18 June 2015.

4 RESULTS OF CONSULTATION PROCESS, BLANFORDS COURT

That Council note the report by the Project Officer to the Infrastructure & Services Committee Meeting dated 21 July 2015 and resolve to retain the spelling of Blanford's Court.

5 COMMUNITY SERVICES DEPARTMENT UPDATE - 4TH QUARTER 2014-15

That Council note the report by the Director Community Services to the Infrastructure & Services Committee Meeting dated 21 July 2015 providing an update on the operations of the Community Services Department for the period 1 April 2015 to 30 June 2015.

6 NOOSA AQUATIC CENTRE (NAC) UPDATE REPORT TO 30 JUNE 2015

That Council note the report by the Noosa Aquatic Centre Coordinator to the Infrastructure & Services Committee Meeting dated 21 July 2015 providing an update on the activities of the Noosa Aquatic Centre to 30 June 2015.

7 THE J AND BICENTENNIAL COMMUNITY CENTRE UPDATE REPORT TO 30 JUNE 2015

That Council note the report by The J Coordinator to the Infrastructure & Services Committee Meeting dated 21 July 2015.providing an update on the activities of The J and Bicentennial Community Centre to 30 June 2015.

8 NOOSA COMMUNITY CARE UPDATE REPORT TO 30 JUNE 2015

That Council note the report by the Noosa Community Care Coordinator to the Infrastructure & Services Committee Meeting dated 21 July 2015 providing an update on the activities of Noosa Community Care to 30 June 2015.

9 NOOSA LEISURE CENTRE (NLC) UPDATE REPORT TO 30 JUNE 2015

That Council note the report by the Noosa Leisure Centre Coordinator to the Infrastructure & Services Committee Meeting dated 21 July 2015 providing an update on the activities of the Noosa Leisure Centre to 30 June 2015.

Recommendation

The Infrastructure & Services Committee recommendations dated 21 July 2015 be adopted except where dealt with or held over by separate resolution.

PLANNING & ORGANISATION COMMITTEE RECOMMENDATIONS

21 JULY 2015 – Crs. Joe Jurisevic (Chair), Noel Playford, Tony Wellington, Frank Wilkie

Other Councillors in Attendance: Nil

1 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR AN ENTERTAINMENT & DINING BUSINESS - TYPE 1 FOOD & BEVERAGES AT 2/18 DUKE STREET SUNSHINE BEACH (MCU15/0029)

That Council note the report by the Coordinator Planning to the Planning & Organisation Committee Meeting dated 21 July 2015 regarding Application No. MCU15/0029 for a Development Permit for Entertainment & Dining Business Type 1 - Food & Beverages situated at Common Property & Unit 2, 18 Duke Street Sunshine Beach and approve the application in accordance with the ~~following~~ conditions contained in the Planning & Organisation Committee Agenda dated 21 July 2015.:

2 FURTHER REPORT - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A MIXED USE DEVELOPMENT (SERVICE STATION, SHOP, FAST FOOD RESTAURANT, CAR WASH, SELF STORAGE FACILITY AND TOURIST PARK AT 125 MYALL STREET COOROY (MCU14/0056)

Item not dealt with by Planning & Organisation Committee. Referred to General Committee for consideration

Reason for referral – Significance of issue

3 REQUEST TO CHANGE EXISTING DEVELOPMENT APPROVAL FOR A MATERIAL CHANGE OF USE FOR INDUSTRIAL BUSINESS TYPE 1 WAREHOUSE (SELF STORAGE FACILITY) & OPERATIONAL WORKS SIGNAGE AT 64-66 RENE STREET, NOOSAVILLE (MCU14/0049.01)

That Council note the report by the Coordinator Planning to the Planning & Organisation Committee Meeting dated 21 July 2015 regarding Application No. MCU14/0049.01 for a Request to Change an Existing Development Approval situated at 64-66 Rene Street, Noosaville and agree to issue a pre-request response generally in accordance with the following:

A. Amend Conditions 2 & 6 to read as follows:

2. Development undertaken in accordance with this approval must generally comply with the approved plans of development. The approved plans are listed below and are as amended by the conditions herein.

Plan No.	Rev.	Plan/Document Name	Date
11065-C-12	A	Fire Truck Turning Movement	17/03/15
OGSS-001-01	G	Site Plan Stage 2	18/9/14
OGSS-001-02	G	Stage 2 Basement Floor Plan	18/9/14
OGSS-001-03	G	Stage 3 Ground Floor Plan	18/9/14
OGSS-001-04	G	Stage 3 Level 1 Floor Plan	18/9/14
OGSS-001-05	G	Stage 3 Level 2 Floor Plan	18/9/14

OGSS-001-06	G	Elevations 1 & 2	18/9/14
OGSS-001-07	G	Elevations 3 & 4	18/9/14
OGSS-001-08	G	Sections A-A & B-B	18/9/14
OGSS-001-09	G	Basement Location Plan	18/9/14

6. The maximum height of the development must not exceed Reduced Level 19.96 AHD.

B. Delete Condition 7.

C. Add a new condition to read:

The fire truck parking area at the rear of the building must be kept clear and accessible at all times for emergency vehicles.

4 APPLICATION FOR MATERIAL CHANGE OF USE FOR SHOPS AND OFFICES SITUATED AT 2 EMERALD STREET, COOROY - MCU14/0091

That Council note the report by the Development Planner to the Planning & Organisation Committee Meeting dated 21 July 2015 regarding Application No. MCU14/0091 for a Development Permit for Material Change of Use for Retail Business Type 2 – Shops (x3) and Commercial Business Type 1 – Offices (x 3) situated at 2 Emerald Street, Cooroy and approve the application in accordance with the ~~following~~ conditions: contained in the Planning & Organisation Committee Agenda dated 21 July 2015.

5 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A SERVICE AND UTILITY TYPE 3 (TOWER) AT 249 SCHREIBERS ROAD, COORAN (MCU15/0034)

That Council note the report by the Development Planner to the Planning & Organisation Committee Meeting dated 21 July 2015 regarding Application No. MCU15/0034 for a Development Permit for Material Change of Use – Service and Utility Type 3 (Tower) situated at 249 Schreibers Road, Cooran and:

A. Approve the application in accordance with the ~~following~~ conditions: contained in the Planning & Organisation Committee Agenda dated 21 July 2015.

B. Find the following are sufficient grounds to justify the decision despite the conflict with the Planning Scheme:

1. The telecommunications facility will provide coverage for the NBN fixed wireless network, allowing for the delivery of higher speed data to rural residential households in the Cooran area; and
2. The proposal will not significantly impact on the visual or residential amenity of the locality as it is to be located near existing infrastructure, and is screened by existing vegetation.

6 PROPOSED KOALA OFFSET PLANTING ASSOCIATED WITH BRUCE HIGHWAY UPGRADE

Item not dealt with by Planning & Organisation Committee. Referred to General Committee for consideration.

Reason for referral – Cr Wellington disagrees with the recommendation

7 NOOSA KOALA CONSERVATION POLICY

That Council note the report by the Principal Environment Officer to the Planning & Organisation Committee Meeting dated 21 July 2015 and:

- A. Thank the public submitters and key stakeholders for contributing to the development of the Noosa Koala Conservation Policy;
- B. Adopt the Noosa Koala Conservation Policy provided at Attachment 2 to the report; and
- C. Commence the development of a Shire-wide Koala Conservation Plan to implement the policy.

8 WALLACE PARK FLYING FOXES

That Council note the report by the Principal Environment Officer to the Planning & Organisation Committee Meeting dated 21 July 2015 and:

- A. Engage an experienced consultant to develop a site based Flying Fox Management Plan for Wallace Park Bushland Reserve and allocate \$7,000 for its preparation at the next budget review; and
- B. Report the Flying Fox Management recommendations to a future Council meeting.

9 PROPOSED PLANNING SCHEME AMENDMENTS

That Council note the report by the Principal Strategic Planner to the Planning & Organisation Committee Meeting dated 21 July 2015 and:

- A. Agree to change the proposed amendments to the Planning Scheme in accordance with the Minister's instructions and as outlined in the report; and
- B. Authorise the commencement of public consultation on the proposed Planning Scheme amendments in accordance with the requirements of Statutory Guideline 02/14 Making and Amending Local Planning Instruments.

10 CORPORATE SERVICES DEPARTMENT UPDATE - 4TH QUARTER 2014-15

That Council note the report by the Acting Director Corporate Services to the Planning & Organisation Committee Meeting dated 21 July 2015 providing an update on operations of the Corporate Services Department for the period 1 April 2015 to 30 June 2015.

11 INTERIM FINANCIAL PERFORMANCE REPORT - JUNE 2015

That Council note the report by the Manager Financial Services to the Planning & Organisation Committee Meeting dated 21 July 2015 providing the interim June 2015 monthly financial performance report for the 2014/15 financial year.

12 AMENDMENT TO 2015-16 GENERAL COST RECOVERY AND COMMERCIAL FEES AND CHARGES SCHEDULES

That Council note the report by the Financial Accountant to the Planning & Organisation Committee Meeting dated 21 July 2015 and adopt the additional General Cost Recovery and Commercial Fees and Charges as detailed in Attachment 1 to the report.

13 PROPOSED TENURE RENEWALS - COMMUNITY ORGANISATIONS

That Council note the report by the Property and Facilities Manager to the Planning & Organisation Committee Meeting dated 21 July 2015 and:

- A. Authorise the CEO to enter into tenure renewal negotiations with all community organisations outlined in Attachment 1 to the report in accordance with the Community Purpose Land and Infrastructure Tenure Policy; and
- B. Apply the exception to the requirement for tendering of the leases under *Section 236 (1) (b) (ii) of the Local Government Regulation 2012* as the leases are to community organisations.

14 EXTENDED TRADING HOURS

That Council note the report by the Executive Manager to the Planning & Organisation Committee Meeting dated 21 July 2015 and authorise the Chief Executive Officer to write to the Industrial Registrar at the Queensland Industrial Commission advising of Council's opposition to Application TH/2014/23 by the National Retail Association.

15 EXECUTIVE DEPARTMENT UPDATE - 4TH QUARTER 2014-15

That Council note the report by the Executive Manager to the Planning & Organisation Committee Meeting dated 21 July 2015 providing an update on operations of the Executive Office for the period 1 April to 30 June 2015.

16 COUNCIL POLICY REVIEW UPDATE

That Council note the report by the Governance Advisor to the Planning & Organisation Committee Meeting dated 21 July 2015 and repeal the following Council Policies that transferred to Noosa Council under the *Local Government (De-amalgamation Implementation) Regulation 2013*:

- A. Markets Policy;
- B. Mayoral and Councillor Discretionary Funding;
- C. Business Investment Policy;
- D. Community Gardens Policy; and
- E. Installation of an election advertising device.

17 CONFIDENTIAL: NOT FOR PUBLIC RELEASE - ENVIRONMENT LEVY - OFFER TO PURCHASE LAND

Item not dealt with by Planning & Organisation Committee. Referred to General Committee for consideration.

Reason for referral – P&O Committee requested staff to draft a revised recommendation

Recommendation

The Planning & Organisation Committee recommendations dated 21 July 2015 be adopted except where dealt with or held over by separate resolution.

GENERAL COMMITTEE RECOMMENDATIONS

27 JULY 2015 - Crs Frank Wilkie (Chair), Bob Abbot, Sandy Bolton, Joe Jurisevic, Frank Pardon, Noel Playford and Tony Wellington

1 FURTHER REPORT - DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE FOR A MIXED USE DEVELOPMENT (SERVICE STATION, SHOP, FAST FOOD RESTAURANT, CAR WASH, SELF STORAGE FACILITY AND TOURIST PARK AT 125 MYALL STREET COOROY (MCU14/0056)

That Council note the report by the Coordinator Planning to the Planning & Organisation Committee Meeting dated 21 July 2015 and refuse Application No. MCU14/0056 for a Development Permit for Material Change of Premises for a Mixed Use Development comprising: Retail Business Type 5 - Vehicle Uses (Service Station & Car Wash), Entertainment & Dining Business Type 1 - Food & Beverages (Fast Food Restaurant), Retail Business Type 2 – Shop (Convenience Retail), Industrial Business Type 1 – Warehouse (Self-Storage Facility), Visitor Accommodation Type 2 - Caravan Park (Tourist Park), situated at 125 Myall St, Cooroy for the following reasons:

1. The development raises significant conflicts with The Noosa Plan and its land use intent for the rural zone and water supply catchment area.
2. The development represents a substantial expansion of Cooroy's commercial precincts that will further disperse and fragment its business centre, which is undesirable.
3. The development will compound existing traffic problems at the Myall Street & Elm Street intersection, which is undesirable.
4. The applicant has not demonstrated sufficient grounds exist to overcome the development's conflicts with The Noosa Plan, with only low to moderate overall need apparent for the development.

2 PROPOSED KOALA OFFSET PLANTING ASSOCIATED WITH BRUCE HIGHWAY UPGRADE

That Council note the report by the Manager, Planning & Environment to the Planning & Organisation Committee Meeting dated 21 July 2015 and agree to write to the Department of Transport and Main Roads requesting that:

- A. The Department provide a commitment that koala habitat offset plantings associated with the Bruce Highway upgrade clearing in Noosa Shire be fully located within the Noosa Shire;
- B. The Department consult with Noosa Council if further offset planting sites are required to meet their koala habitat offset obligations;
- C. The Department reconsider the proposed koala habitat offset sites adjacent to the Bruce Highway and consult with Noosa Council on the location of appropriate offset sites that will result in a net benefit to koalas;
- D. That such koala habitat offset sites under consideration not be restricted to Department owned land; and
- C.E. The koala habitat offset areas be protected from future development impacts on habitat by permanently securing the sites for conservation purposes in accordance with the Offsets for Net Gain of Koala Habitat in South East Queensland Policy; and
- ~~D. The Department consult with Noosa Council about any proposed clearing of native vegetation mapped by the Noosa Plan's Biodiversity Overlay on the proposed koala habitat offset sites.~~

3 CONFIDENTIAL: NOT FOR PUBLIC RELEASE - ENVIRONMENT LEVY - OFFER TO PURCHASE LAND

That Council note the report by the Principal Environment Officer to the Planning & Organisation Committee Meeting dated 21 July 2015 and agree to:

- A. Advise the owner of Lot 2 SP265110 that Council declines the offer to purchase the property due to the price at which the land was offered for sale and that Council will be seeking an independent valuation of Lot 2SP265110 and the adjoining Lot 25 SP104706; and
- B. ~~Consider the various options in relation to this offer of land, as outlined in Section 4 of this report.~~ Engage an independent valuer to undertake valuations of Lot 2SP265110 and Lot 25SP104706.

Recommendation

The General Committee recommendations dated 27 July 2015 be adopted except where dealt with or held over by separate resolution.

6 ORDINARY MEETING REPORTS

Nil.

7 PETITIONS

8 CONFIDENTIAL SESSION

9 NEXT MEETING

The next Ordinary Meeting will be held on 27 August 2015 at the Council Chambers, 9 Pelican Street, Tewanin commencing at 6pm.

10 MEETING CLOSURE